



CERTIFIED MAIL – RETURN RECEIPT REQUESTED

MAILING DATE: March 13, 2023

Replaces letter mailed Certified: FEBRUARY 8, 2023

[REDACTED]
[REDACTED]
CSH Exton Lessee, LLC
[REDACTED]
[REDACTED]

RE: Arbor Terrace Exton
1000 Oaklands Boulevard
Exton, Pennsylvania 19341
License #: 147931

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) licensing inspection August 22, and 23, 2022, September 23, 2022, and December 6, 2022 of the above facility, the violations specified on the enclosed Licensing Inspection Summary (LIS) were found.

Based on violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), the Department hereby REVOKES your certificate of compliance 147930 dated March 31, 2022 to March 31, 2023 and issues you a FIRST PROVISIONAL license to operate the above facility. A FIRST PROVISIONAL license is being issued based on your acceptable plan to correct the violations as specified on the LIS. The license dated March 31, 2022 to March 31, 2023 is NOT reinstated upon expiration of this FIRST PROVISIONAL license. This decision is made pursuant to 62 P.S. § 1026 (b)(1) ;(4) and 55 Pa. Code § 20.71(a)(2) ;(3) ;(4) ;(5) ;(6) (relating to conditions for denial, nonrenewal or revocation). Your FIRST PROVISIONAL license is enclosed and is valid from February 7, 2023 to August 7, 2023.

All violations specified on the LIS must be corrected by the dates specified on the report and continued compliance with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), must be maintained. Failure to implement the plan of correction or failure to maintain compliance may result in a revocation of the license.

If you disagree with the decision to issue a FIRST PROVISIONAL license, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Human Services in accordance with 1 Pa. Code Part II, Chapters 31-35.

Pursuant to 62 P.S. 1085-1087 and 55 Pa. Code § 2600.261-268 (relating to enforcement), the Department intends to assess a fine for the following violation(s) unless fully corrected on or before the mandated correction date.


55 Pa. Code Chapter 2600:	Class of Violation	Census at Inspection	Fine Per Resident X Per day	Calculated Fine = Per Day	Mandated Correction Date (to avoid Fine)
42b	II	71	\$5	\$355	5 calendar days from mailing date of this letter

A fine will be assessed daily beginning with the date of this letter and will continue until the violation is fully corrected, and full compliance with the regulation has been achieved. If the violation is fully corrected, and full compliance with the regulation has been achieved, by the mandated correction date, no fine will be assessed. You must notify the Department's Regional Human Services Licensing office in writing as soon as each violation is fully corrected and submit written documentation of each correction. The Department will conduct an on-site inspection after the mandated correction date, and within 20 calendar days of the date of this letter. If one or more violations is not fully corrected and full compliance with the regulation has not been achieved, you will periodically receive invoices from the Department's Bureau of Human Services Licensing with payment instructions. The fines will continue to accumulate until the violation is fully corrected and full compliance with the regulation has been achieved.

No fine is being assessed at this time; therefore, you may not appeal any fine at this time. If a violation is not corrected and full compliance with the regulation has not been achieved by the mandated correction date, a fine will be assessed and an invoice will be mailed. This invoice will contain the right to appeal the fine.

If you disagree with the decision to issue a FIRST PROVISIONAL license, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Human Services in accordance with 1 Pa. Code Part II, Chapters 31-35.

If you decide to appeal your FIRST PROVISIONAL license, a written request for an appeal must be received within 10 days of the date of this letter by:


 Pennsylvania Department of Human
 Services Bureau of Human Services
 Licensing
 Room 631, Health and Welfare Building
 625 Forster Street
 Harrisburg, Pennsylvania 17120
 PH: 717-214-1304

[REDACTED]

This decision is final 11 days from the date of this letter, or if you decide to appeal, upon issuance of a decision by the Bureau of Hearings and Appeals.

Sincerely,

Jamie F. Buchenauer

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosure
Licensing Inspection Summary

cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Inspections / Reviews *(continued)*

12/19/2022 - POC Submission

Submitted By: [REDACTED]
[REDACTED]

Date Submitted: 01/06/2023

Follow-Up Type: POC Submission

Follow-Up Date: 12/24/2022

12/20/2022 - POC Submission

Submitted By: [REDACTED]
Reviewer: [REDACTED]

Date Submitted: 01/06/2023

Follow-Up Type: Document Submission Follow-Up Date: 01/07/2023

01/10/2023 - Document Submission

Submitted By: [REDACTED]
Reviewer: [REDACTED]

Date Submitted: 01/06/2023

Follow-Up Type: Enforcement

101j7 - Lighting/Operable Lamp

1. Requirements

2600.

101.j. Each resident shall have the following in the bedroom:

- 7. An operable lamp or other source of lighting that can be turned on at bedside.

Description of Violation

Room [REDACTED] does not have access to a source of light that can be turned on/off at bedside.

Plan of Correction

Accept [REDACTED] - 12/19/2022)

Arbor Terrace Exton submits this Plan of Correction (POC) to comply with regulation 2600 et al. and all other applicable regulations and statutes. The preparation and submission of this POC does not constitute an admission of fault or liability on the part of Arbor Terrace Exton or an Agreement of Arbor Terrace Exton as to the truth, accuracy, or validity of the facts alleged, conclusions drawn, or admission of any deficiency issued.

- Upon the Department's findings of the stated citation in violation of 2600.101j, the community's memory care director immediately (on 12/06/22) placed a lamp in [REDACTED] bedroom on the nightstand next to [REDACTED] bed.
- The BOD ordered four wall-mounted, push-button lights on Amazon on 12/08/2022 to have on hand for residents who move in without a lamp next to their bedside. The community will keep a small stock of these lights at all times.
- The MD, Administrator, and the department head team performed an audit of all resident bedrooms on 12/07/2022 to ensure that there is access to a light source from the bed. Lamps or push-on lights were added to any room found to not have the appropriate lighting.
- Going forward, the MD, administrator, or designee will review each resident bedroom at move-in for all items required in regulation 2600.101j, including a light source accessible from bedside.

Licensee's Proposed Overall Completion Date: 01/07/2023

Not Implemented [REDACTED] - 01/10/2023)

185a - Implement Storage Procedures

2. Requirements

2600.

185.a. The home shall develop and implement procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.

Description of Violation

On 12/06/2022, at 3:30 P.M., an oval shaped pill, red in color was observed loose in the Evergreen (SDU) medication cart.

Plan of Correction

Accept [REDACTED] - 12/20/2022)

Arbor Terrace Exton submits this Plan of Correction (POC) to comply with regulation 2600 et al. and all other applicable regulations and statutes. The preparation and submission of this POC does not constitute an admission of fault or liability on the part of Arbor Terrace Exton or an Agreement of Arbor Terrace Exton as to the truth, accuracy, or validity of the facts alleged, conclusions drawn, or admission of any deficiency issued.

- Upon the Department's findings of the stated citation in violation of 2600.185a, the MCD immediately (on 12/06/22) cleaned out the medication carts and disposed of any trash, lose medications and dc-ed meds.
- The LPN, MT or designee will perform a weekly audit of all medication carts to ensure cleanliness and proper storage of all medications. The audits are to be done every week from the week of 12/12/22 forward.

185a - Implement Storage Procedures (continued)

- The RCD, MCD or designee will perform a monthly audit of all medication carts to ensure cleanliness and proper storage of all medications. The audits are to be done every month starting from the week of 12/12/22 forward.
- Education will be given to all LPNs and med techs on the proper use and storage of medications in the carts and the importance keeping the carts clean. This will be done no later than January 7, 2023.

Licensee's Proposed Overall Completion Date: 01/07/2023

Not Implemented ([REDACTED] - 01/10/2023)