



CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: May 5, 2023

[REDACTED]
[REDACTED]
Manatawny AL Operating Company, LLC

RE: The Residences at Manatawny Village
30 Old Schuylkill Road
Pottstown, Pennsylvania 19465
License #: 148511

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) licensing inspection August 10, 2022, October 5, 7, 10, 12, 13, 14, and 20, 2022, and December 22, 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 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. This decision is made pursuant to 62 P.S. § 1026 (b)(1) ;(4) and 55 Pa. Code § 20.71(a)(2) ;(3) ;(4) ;(5) (relating to conditions for denial, nonrenewal or revocation). Your FIRST PROVISIONAL license is enclosed and is valid from May 5, 2023 to November 5, 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.

Mr. Mordechai Weisz

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:

[REDACTED]
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

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,



Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
Licensing Inspection Summary

cc:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

Facility Information

Name: *THE RESIDENCES AT MANATAWNY VILLAGE* License #: *14851* License Expiration: *04/29/2023*
Address: *30 OLD SCHUYKILL ROAD, POTTSTOWN, PA 19465*
County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: *MANATAWNY AL OPERATING COMPANY LLC*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-1* Date: *08/15/1989* Issued By: *Department of Health*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *65* Waking Staff: *49*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Monitoring* Exit Conference Date: *12/22/2022*

Inspection Dates and Department Representative

12/22/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *124* Residents Served: *48*

Secured Dementia Care Unit

In Home: *Yes* Area: *Horizons* Capacity: *24* Residents Served: *13*

Hospice

Current Residents: *1*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *48*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *17* Have Physical Disability: *1*

Inspections / Reviews

12/22/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *01/15/2023*

Inspections / Reviews *(continued)*

01/19/2023 - POC Submission

Submitted By: [REDACTED] Date Submitted: 01/23/2023
Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 01/24/2023

01/19/2023 - POC Submission

Submitted By: [REDACTED] Date Submitted: 01/23/2023
Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 02/09/2023

01/26/2023 - Document Submission

Submitted By: [REDACTED] Date Submitted: 01/23/2023
Reviewer: [REDACTED] Follow-Up Type: Enforcement

234a - Admission Support Plan

1. Requirements

2600.

234.a. Within 72 hours of the admission, or within 72 hours prior to the resident's admission to the secured dementia care unit, a support plan shall be developed, implemented and documented in the resident record.

Description of Violation

Resident #1 was admitted to the Secure Dementia Care Unit (SDCU) on [REDACTED]. However, the resident's initial support plan was completed on 12/20/22.

Resident #2 was admitted to the Secure Dementia Care Unit (SDCU) on [REDACTED]. However, the resident's initial support plan had not been completed as of 12/22/22. The support plan was started on 12/19/22; however it is incomplete.

Plan of Correction

Accept [REDACTED] - 01/19/2023)

On 12/23/22 resident #2 support plan was completed.

On 12/23/22 Staff [REDACTED] is responsible for completing the support plan in the memory care unit and [REDACTED] was in serviced on 12/23/2022, the regulations for completing the support plan for the secured unit.

On 12/23/2022 The Clinical Service Director, [REDACTED] will complete a 60 day chart audit of all new residents in the memory care unit with in 72 hours of admission to ensure support plan is completed within 72 hours.

Licensee's Proposed Overall Completion Date: 03/23/2023

Not Implemented [REDACTED] - 03/27/2023)