

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

May 1, 2023

[REDACTED],
GAHC3 YORK PA ALF TRS SUB LLC
[REDACTED]
[REDACTED]

RE: SENIOR COMMONS AT POWDER
MILL
1775 POWDER MILL ROAD
YORK, PA, 17403
LICENSE/COC#: 33210

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/11/2023 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: SENIOR COMMONS AT POWDER MILL License #: 33210 License Expiration: 01/18/2024
 Address: 1775 POWDER MILL ROAD, YORK, PA 17403
 County: YORK Region: CENTRAL

Administrator

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

Legal Entity

Name: GAHC3 YORK PA ALF TRS SUB LLC
 Address: [REDACTED]

Certificate(s) of Occupancy

Type: C 2 LP Date: 07/23/2001 Issued By: Labor & Industry

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 154 Waking Staff: 116

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 04/11/2023

Inspection Dates and Department Representative

04/11/2023 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 166 Residents Served: 123

Secured Dementia Care Unit
 In Home: Yes Area: Capacity: 28 Residents Served: 24
 Arlington/Rosewood Court

Hospice
 Current Residents: 9

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 123
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 31 Have Physical Disability: 1

Inspections / Reviews

04/11/2023 - Partial
 Lead Inspector: [REDACTED] Follow Up Type: POC Submission Follow Up Date: 04/24/2023

Inspections / Reviews (*continued*)

04/24/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 04/28/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 05/01/2023

05/01/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/28/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

121a - Unobstructed Egress

1. Requirements

2600.

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Description of Violation

The Secure Dementia Care Unit (SDCU) in Rosewood Court has a courtyard with two gates leading from the courtyard to the exterior yard. On 4/12/23 at approximately 11:00 AM the left gate in the courtyard was locked with a padlock, due to the electronic locking system being inoperable.

Plan of Correction

Accept (█ - 04/24/2023)

What: The Secure Dementia Care Unit (SDCU) in Rosewood Court has a courtyard with two gates leading from the courtyard to the exterior yard. On 4/12/23 at approximately 11:00 AM the left gate in the courtyard was locked with a padlock, due to the electronic locking system being inoperable.

Who: The Maintenance Director contacted the alarm monitoring company to make repair to the maglock. Parts to complete repair on back order. █ scheduled to make full repair on 4/21/23. Sign placed on fence noting "not an exit" temporarily per conversation with █ on 4/14/23.

When: █ had representative on site 4/21/23 to repair the maglock. Maglock repaired (attached work order) and fully operational.

How: Alarm monitoring company (█) made repair to the maglock on 4/21/23.

Ongoing: Maintenance Director to use weekly audit form (Attachment) to check all locking door keypads and ensure they disengage when code is entered starting on 4/28/23. Findings to be reviewed at the QA meetings.

Licensee's Proposed Overall Completion Date: 04/28/2023

Implemented (█ - 05/01/2023)