

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

August 8, 2023

[REDACTED] ADMINISTRATOR
JUNIPER VILLAGE AT BENSLEM OPERATIONS LLC
[REDACTED]

RE: JUNIPER VILLAGE AT BUCKS
COUNTY SENIOR LIVING
3200 BENSLEM BOULEVARD
BENSLEM, PA, 19020
LICENSE/COC#: 14246

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/20/2023, 04/21/2023 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]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: JUNIPER VILLAGE AT BUCKS COUNTY SENIOR LIVING **License #:** 14246 **License Expiration:** 11/30/2023
Address: 3200 BENSLEM BOULEVARD, BENSLEM, PA 19020
County: BUCKS **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: JUNIPER VILLAGE AT BENSLEM OPERATIONS LLC
Address: [REDACTED]
Phone: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

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

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint **Exit Conference Date:** 04/21/2023

Inspection Dates and Department Representative

04/20/2023 Off Site [REDACTED]
04/21/2023 Off Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 60 **Residents Served:** 40

Secured Dementia Care Unit

In Home: Yes **Area:** Wellspring **Capacity:** 21 **Residents Served:** 13

Hospice

Current Residents: 4

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 40
Diagnosed with Mental Illness: 1 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 25 **Have Physical Disability:** 0

Inspections / Reviews

04/20/2023 - Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 05/07/2023

05/30/2023 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 07/26/2023
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 06/29/2023

Inspections / Reviews *(continued)*

08/08/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/26/2023

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

25a - Written Contract and Review

1. Requirements

2600.

25.a. Prior to admission, or within 24 hours after admission, a written resident-home contract between the resident and the home shall be in place. The administrator or a designee shall complete this contract and review and explain its contents to the resident and the resident’s designated person if any, prior to signature.

Description of Violation

Resident #1, [REDACTED], and resident #2, admitted [REDACTED], did not have a resident-home contract.

Plan of Correction

Accepted [REDACTED] - 05/30/2023)

Administrator will audit all current resident files to ensure that they have a completed resident-home contract. Audit to be completed by June 2, 2023. Executive Director will provide an in-service training with Administrator on proper review and completion of contract with resident and resident's designated person, prior to admission to the facility. In-service to completed by June 2, 2023.

Licensee's Proposed Overall Completion Date: 06/02/2023

Implemented [REDACTED] - 08/08/2023)

25b - Contract Signatures

2. Requirements

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident’s designated person if any, if the resident agrees.

Description of Violation

The resident-home contract, dated [REDACTED], for resident #3 was not signed by the resident.

Repeat Violation: 6/29/21 et al.

Plan of Correction

Accepted [REDACTED] - 05/30/2023)

Executive Director will provide an in-service training with Administrator on proper review and completion of contract with resident and resident's designated person, including all proper signatures, prior to admission to the facility. In-service to completed by June 2, 2023.

Licensee's Proposed Overall Completion Date: 06/02/2023

Implemented [REDACTED] - 08/08/2023)

41e - Signed Statement

3. Requirements

2600.

41.e. A statement signed by the resident and, if applicable, the resident’s designated person acknowledging receipt of a copy of the information specified in subsection (d), or documentation of efforts made to obtain signature, shall be kept in the resident’s record.

Description of Violation

The records for residents #1, #2, and #3 did not contain a statement signed by each resident acknowledging receipt of a copy of the resident rights and complaint procedures.

Repeat Violation: 6/29/21 et al.

41e - Signed Statement (continued)

Plan of Correction

Accept (█) - 05/30/2023)

Executive Director will provide an in-service training with Administrator on proper review and completion of the acknowledgement of resident's rights and complaint procedures, including collecting proper signatures. In-service to completed by June 2, 2023.

Licensee's Proposed Overall Completion Date: 06/02/2023

Implemented (█) - 08/08/2023)

85a - Sanitary Conditions

4. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On 4/18/23, a pest control company contracted by the home, found sanitation issues in the home's kitchen. The floor drains in the kitchen, floor under cook/steamline, and trash cans were in need of cleaning. The pest control report indicates that cleaning is needed to reduce or prevent pest attraction.

Plan of Correction

Accept (█) - 05/30/2023)

On April 19, 2023 the floors under the steam line and the trash cans were thoroughly cleaned. On May 22, 2023 Juniper Village's commercial plumber serviced the kitchen drains on both floors of Personal Care by snaking each ine to ensure no blockage were present and cleaned the drains of all debris. The Director of Environmental Services will complete an in-service by June 2, 2023 with the Dietary Aides on proper sanitation procedures in the kitchen and serving areas.

Licensee's Proposed Overall Completion Date: 06/02/2023

Implemented (█) - 08/08/2023)

85b - Infestation

5. Requirements

2600.

85.b. There may be no evidence of infestation of insects or rodents in the home.

Description of Violation

On █/23, bedbugs were found in room 206 and mice were found in the kitchen.

Plan of Correction

Accept (█) - 05/30/2023)

On April 18, 2023 our pest control company treated the bedbug issue found in room 206. The room was taken out of service and cleared by staff members of all resident belongings and personal affects, articles of clothing, pillowcases, inens were bagged, and heat treated and washed and the room and all furniture was treated by the pest control company. Follow up inspection and reports show that the treatment was successful and no presence of the threat of bedbugs were present.

On April 18, 2023 Ecolab treated the Kitchens on both floors of Personal Care for mice by placing Multi-catch bait stations in these areas. Multi-catch traps will continue to be monitored weekly by the pest control company and the Director of Environmental Services.

85b - Infestation (continued)

Licensee's Proposed Overall Completion Date: 05/26/2023

Implemented [REDACTED] - 08/08/2023)

191 - Resident Right to Refuse**6. Requirements**

2600.

191. Resident Education - The home shall educate the resident of the right to question or refuse a medication if the resident believes there may be a medication error. Documentation of this resident education shall be kept.

Description of Violation

Residents #1, #2, and #3, admitted [REDACTED], have not been educated to the resident's right to refuse medication if the resident believes that there may be a medication error.

Plan of Correction

Accept [REDACTED] - 05/30/2023)

On May 26, 2023 residents #1, #2, and #3 were presented and signed the Resident Rights portion of our contract, and we explained their rights to refuse medication if they believe their is a medication error. Executive Director will provide an in-service training with Administrator on proper review and completion of the residency agreement, including the Resident Rights section, and the need to obtain proper signatures. In-service to completed by June 2, 2023.

Licensee's Proposed Overall Completion Date: 06/02/2023

Implemented [REDACTED] - 08/08/2023)

227d - Support Plan Medical/Dental**7. Requirements**

2600.

227.d. Each home shall document in the resident's support plan the medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services. This requirement does not require a home to pay for the cost of these medical and behavioral care services.

Description of Violation

Resident #3 has a need for an enabler bar but it is not documented in the resident's support plan dated [REDACTED]/22.

Plan of Correction

Accept [REDACTED] - 05/30/2023)

The Director of Wellness will update the support plan for resident #3 on [REDACTED] 2023 to include the need for the enabler bar.

Licensee's Proposed Overall Completion Date: 05/26/2023

Implemented [REDACTED] - 08/08/2023)