

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

August 23, 2023

[REDACTED], ADMINISTRATOR
ACTS RETIREMENT LIFE COMMUNITIES INC
[REDACTED]
[REDACTED]

RE: OAKBRIDGE TERRACE AT SPRING
HOUSE ESTATES
728 NORRISTOWN ROAD
LOWER GWYNEDD, PA, 19002
LICENSE/COC#: 13901

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/26/2023 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: OAKBRIDGE TERRACE AT SPRING HOUSE ESTATES **Licen e #:** 13901 **Licen e Expiration:** 05/31/2024
Address: 728 NORRISTOWN ROAD, LOWER GWYNEDD, PA 19002
County: MONTGOMERY **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: ACTS RETIREMENT-LIFE COMMUNITIES INC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 71 **Waking Staff:** 53

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 06/26/2023

Inspection Dates and Department Representative

06/26/2023 On Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
License Capacity: 54 **Residents Served:** 44

Special Care Unit
In Home: Yes **Area:** OBT West **Capacity:** 30 **Residents Served:** 27

Hospice
Current Residents: 1

Number of Residents Who:
Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 44
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 27 **Have Physical Disability:** 0

Inspections / Reviews

06/26/2023 - Partial
Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 07/13/2023

07/18/2023 - POC Submission
Submitted By: [REDACTED] **Date Submitted:** 08/18/2023
Reviewer: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 07/23/2023

Inspections / Reviews *(continued)*

07/21/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/18/2023

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 08/21/2023

08/23/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/18/2023

Reviewer: [REDACTED]

Follow-Up Type: Not Required

231b Medical evaluation

1. Requirements

2800.

231.b. Medical evaluation. A resident or potential resident shall have a medical evaluation by a physician, physician’s assistant or certified registered nurse practitioner, documented on a form provided by the Department, within 60 days prior to admission.

- 1. Documentation for a special care unit for residents with Alzheimer’s disease or dementia must include the resident’s diagnosis of Alzheimer’s disease or dementia and the need for the resident to be served in a special care unit.

Description of Violation

Resident # 1’s medical evaluation, dated [REDACTED], does not indicate the resident has a diagnosis of [REDACTED] or dementia and the need for the resident to be served in a special care unit.

Resident # 2’s medical evaluation, dated [REDACTED], does not indicate the resident has a diagnosis of [REDACTED] or dementia and the need for the resident to be served in a special care unit.

Plan of Correction

Accept [REDACTED] - 07/21/2023)

Resident #1 now has the dx of [REDACTED]-new ADME received with a new support plan developed to ensure the safety and well being of the resident. The resident asked to move to the secured area as she voiced her concerns over her safety d/t her short term memory challenges and her word finding difficulty at times (DAL- Director of Assisted Living, SSC - Social Service Coordinator, PCP- Primary Care Provider) DAL,SSC,PCP will review memory support needs and confirm on admission paperwork. This process has started as of 7/1/23. DAL, SSC will audit all admission paperwork for accuracy at time of admission and will conduct a quarterly audit of all residents admission paperwork. This will be incorporated into our Performance Improvement Plan and quarterly Quality Improvement Plan. First QA is 7/25/23

Resident #2 - we are submitting a waiver to allow for this resident to remain in [REDACTED] home. This resident asked to move to our memory care as a result of her needing more medical oversight and supervision with her medical care. [REDACTED] liked the area, the closeness of the location of amenities that she uses and [REDACTED] has friends living in this neighborhood. - waiting on approval of waiver for this resident
Going forward, the admissions into our memory care neighborhood will have a dx of dementia/Alzheimers or other cognitive dx. SSC, DAL will screen for cognition and will only accept residents who have a dx related to memory care. This process has started as of 7/1/23. DAL, SSC will audit all admission paperwork for accuracy at time of admission and will conduct a quarterly audit of all residents admission paperwork. This will be incorporated into our Performance Improvement Plan and Quarterly Quality Improvement Plan- first QA 7/25/23 (DAL- Director of Assisted Living, SSC - Social Service Coordinator)

Licensee's Proposed Overall Completion Date: 07/18/2023

Implemented [REDACTED] - 08/23/2023)

231c1 Preadmit screening

2. Requirements

2800.

231.c.1.i. A written cognitive preadmission screening completed in collaboration with a physician or a geriatric assessment team and documented on the Department’s cognitive preadmission screening form shall be completed for each resident within 72 hours prior to admission to a special care unit.

Description of Violation

Resident # 1 was admitted to the special care unit on [REDACTED]. However, resident # 1

231c1 Preadmit screening (continued)

's written cognitive preadmission screening dated [REDACTED] states the resident has no diagnosis of dementia and the resident's needs cannot be met by the residence

Resident # 2 was admitted to the special care unit on [REDACTED]/22. However, resident # 2's written cognitive preadmission screening dated [REDACTED]/22 states the resident does not require the services of a special care unit.

Plan of Correction**Accept [REDACTED] 07/21/2023)**

The preadmission screening for # 1 was addressed (2 were in the resident's chart - correct one to show [REDACTED] needs are able to be met. [REDACTED] now does have the dx of [REDACTED] as of [REDACTED]
Waiting for waiver for approval for # 2- does not have a dementia dx. Resident select the memory care neighborhood

Going forward as of 7/1/23, Only residents with a dx of a memory care need dementia/Alzheimers will be able to move to the memory care neighborhood

DAL,SSC will audit all admission paperwork including the prescreening, for accuracy at time of admission and will conduct a quarterly audit of all residents admission paperwork. This will be incorporated into our Performance Improvement Plan and Quarterly Quality Improvement Plan- first QA 7/25/23

(DAL- Director of Assisted Living, SSC - Social Service Coordinator)

Licensee's Proposed Overall Completion Date: 07/18/2023

Implemented [REDACTED] - 08/23/2023)**231f Non-dementia admission****3. Requirements**

2800.

231.f.1. The spouse, friend or family member shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner, documented on a form provided by the Department within 60 days prior to admission to the residence or 15 days after admission to the residence.

Description of Violation

Resident # 1, who does not have a primary diagnosis of Alzheimer's disease or other dementia or brain injury, was admitted to the special care unit on [REDACTED]/22. The resident does not have a spouse, friend or family member living on the unit.

Resident # 2, who does not have a primary diagnosis of Alzheimer's disease or other dementia or brain injury, was admitted to the special care unit on [REDACTED]/22. The resident does not have a spouse, friend or family member living on the unit.

Plan of Correction**Accept [REDACTED] 07/21/2023)**

Resident #1 now does have the dx of dementia - does have friends living in the neighborhood
Resident #2 - waiting for the waiver approval - resident does have friends living in the neighborhood

DAL,SSC will audit all admission paperwork for accuracy at time of admission and will conduct a quarterly audit of all residents admission paperwork. This will be incorporated into our Performance Improvement Plan and Quality Improvement Plan. As of July 1, 2023, residents without a memory need related dx will move into our memory

231f Non-dementia admission (continued)

care neighborhood.

DAL- Director of Assisted Living, SSC - Social Service Coordinator)

Licensee's Proposed Overall Completion Date: 07/18/2023

Implemented [REDACTED] - 08/23/2023)