



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail [REDACTED]
Sent via e-mail [REDACTED]
Sent via e-mail [REDACTED]

October 13, 2023

[REDACTED]
[REDACTED]
Watermark Operator, LLC
[REDACTED]
[REDACTED]

RE: Blue Bell Place
777 DeKalb Pike
Blue Bell, Pennsylvania 19422
License #: 13280

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing (Department) review on October 12, 2023 of the above facility, we have determined that your submitted plan of correction for the July 12, 2023 inspection is not fully implemented. Correction of these violations in accordance with the specified plan of correction is required. Continued compliance must be maintained.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Enclosure
Licensing Inspection Summary

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

Facility Information

Name: *BLUE BELL PLACE* License #: *13280* License Expiration: *09/11/2023*
Address: *777 DEKALB PIKE, BLUE BELL, PA 19422*
County: *MONTGOMERY* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *WATERMARK OPERATOR LLC*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *10/16/2000* Issued By: *L & I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *94* Waking Staff: *71*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Incident* Exit Conference Date: *07/12/2023*

Inspection Dates and Department Representative

07/12/2023 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *99* Residents Served: *61*

Secured Dementia Care Unit

In Home: *Yes* Area: *Pathways* Capacity: *30* Residents Served: *24*

Hospice

Current Residents: *5*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *60*
Diagnosed with Mental Illness: *3* Diagnosed with Intellectual Disability: *1*
Have Mobility Need: *33* Have Physical Disability: *3*

Inspections / Reviews

07/12/2023 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *08/04/2023*

Inspections / Reviews (*continued*)

08/04/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/03/2023

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 08/09/2023

10/12/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/04/2023

Reviewer: [REDACTED]

Follow-Up Type: Exception

16c - Written Incident Report

1. Requirements

2600.

16.c. The home shall report the incident or condition to the Department’s personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On 7/6/23 Resident # 1 reported to Staff Member A that Resident # 2 [REDACTED] Resident #1, Staff Member A reported this to Staff Member B on 7/7/23. The home did not report this incident to the department until 7/10/23.

Repeated Violation: 5/23/23 et al

Plan of Correction

Directed [REDACTED] - 08/08/2023)

A training on incident reporting to the Department's personal care home regional office was held on 8/2/2023 for all staff by executive director. Ongoing staff training on Incident Reporting to Departments Personal Care Home Regional Office will occur upon hire and every 3 months for all staff by executive director or designee for the next 12 months. Incident reports will be reviewed during QA for verification of appropriate reporting to Regional Office. Record of trainings will be maintained for Departments review.

Directed Plan of Correction 8/8/23 [REDACTED]:

Beginning 8/9/23 and continuing weekly for 3 months, the administrator or designee shall review all reportable incidents and conditions at least weekly to ensure all reportable incidents and conditions are reported to the Department in accordance with regulation 2600.16c.

Directed Completion Date: 08/31/2023 [REDACTED]