

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

July 19, 2024

[REDACTED], VP NORTHEAST REGION  
ACTS RETIREMENT-LIFE COMMUNITIES INC  
[REDACTED]  
[REDACTED]

RE: OAKBRIDGE TERRACE AT GWYNEDD  
ESTATES  
301 NORRISTOWN ROAD  
AMBLER, PA, 19002  
LICENSE/COC#: 13897

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/06/2024 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 GWYNEDD ESTATES* License #: *13897* License Expiration: *05/31/2025*  
 Address: *301 NORRISTOWN ROAD, AMBLER, 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**

Type: *Other* Date: *03/28/2006* Issued By: *L&I*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *16* Waking Staff: *12*

**Inspection Information**

Type: *Full* Notice: *Unannounced* BHA Docket #:  
 Reason: *Renewal* Exit Conference Date: *06/06/2024*

**Inspection Dates and Department Representative**

06/06/2024 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: *20* Residents Served: *16*

**Special Care Unit**  
 In Home: *No* Area: Capacity: Residents Served:

**Hospice**  
 Current Residents: *0*

**Number of Residents Who:**  
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *16*  
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
 Have Mobility Need: *0* Have Physical Disability: *0*

**Inspections / Reviews**

**06/06/2024 - Full**  
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *06/23/2024*

**06/28/2024 - POC Submission**  
 Submitted By: [REDACTED] Date Submitted: *07/10/2024*  
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *07/15/2024*

Inspections / Reviews (*continued*)

07/19/2024 - Document Submission

Submitted By: [REDACTED] Date Submitted: 07/10/2024

Reviewer: [REDACTED] Follow-Up Type: *Not Required*

22e Written disclosure

1. Requirements

2800.

22.e. Written disclosure. Upon application for residency and prior to admission to the residence, the licensee shall provide each potential resident or potential resident’s designated person with written disclosures that include:

1. A list of the nonwaivable resident rights.
2. A copy of the contract the resident will be asked to sign.
3. A copy of residence rules and resident handbook. The resident handbook shall be approved by the Department.
4. Specific information about the following:
  - i. The services and the core packages that are offered by the residence.
  - ii. The cost of those services and of the core packages to the potential resident.
  - iii. When a potential resident may require the services offered in a different core package.
  - iv. The contact information for the Department.
  - v. The licensing status of the most recent inspection reports and instructions for access to the Department’s public website for information on the residence’s most recent inspection reports.
  - vi. The number of living units in the residence that comply with the Americans with Disabilities Act (42 U.S.C.A. § § 12101—12213).
  - vii. Disclosure of any waivers that have been approved for the residence and are still in effect.

Description of Violation

Resident #1 was admitted on [REDACTED]. Resident # 1 did not receive written disclosure that included specific information about the services and the core packages that are offered by the residence.

Plan of Correction

Accept ([REDACTED] - 06/28/2024)

By 6/30/24 all current residents or residents' designated person will receive and sign off on receipt of an addendum that lists the services in the two-section, independent, and enhanced core package with the cost. Starting 7/1/24 all new residents being admitted will be provided with information on the core packages to ensure that potential residents can make an informed decision about living in the residence. The Director of Assisted Living or designee will audit new admissions for 3 months to ensure compliance and report at the next QA meeting.

Licensee's Proposed Overall Completion Date: 07/01/2024

Implemented ([REDACTED] - 07/19/2024)

85a Sanitary conditions

2. Requirements

2800.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On 06/06/24, at 9:30 AM, an uncovered and unlabeled gallon of oil was discovered inside the refrigerator.

Plan of Correction

Accept ([REDACTED] - 06/28/2024)

A performance improvement plan to monitor labeling and dating will be initiated immediately. The walk refrigerators will be checked each evening by the Chef and manager and again in the morning by the manager to ensure all items are properly labeled and dated. Findings and corrective action will be reported at the QA meeting. Once 100% compliance has been achieved for two consecutive quarters, we will consider the plan successful.

Licensee's Proposed Overall Completion Date: 07/01/2024

Implemented ([REDACTED] - 07/19/2024)

183e Storing Medications

3. Requirements

2800.

183.e. Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.

Description of Violation

Resident #1 is prescribed Bisacodyl 5mg. Resident #1's Bisacodyl 5mg expired on 02/2024, but was still present on the medication carton 6/6/24.

Plan of Correction

Accept ( [REDACTED] ) - 06/28/2024

The new bottle of Bisacodyl was at the nursing station and replaced in the med cart at the time of inspection on 6/6/24. A column has been added to the monthly med cart audits to check all PRN medication specifically for expiration dates. This will be completed by the 11-7 nursing team members. The completed audit logs will be reviewed by the Director of Assisted Living for 6 months and reported at the next QA meeting.

Licensee's Proposed Overall Completion Date: 07/01/2024

Implemented ( [REDACTED] ) - 07/19/2024