

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

February 18, 2025

[REDACTED], MEMBER  
MAGNOLIA PLACE MANAGEMENT LLC  
[REDACTED]  
[REDACTED]

RE: MAGNOLIA PLACE OF SAXONBURG  
100 BELLA COURT  
SAXONBURG, PA, 16056  
LICENSE/COC#: 45090

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/15/2025 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: *MAGNOLIA PLACE OF SAXONBURG* License #: *45090* License Expiration: *02/20/2025*  
 Address: *100 BELLA COURT, SAXONBURG, PA 16056*  
 County: *BUTLER* Region: *WESTERN*

**Administrator**

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

**Legal Entity**

Name: *MAGNOLIA PLACE MANAGEMENT LLC*  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: <i>I-1</i>	Date: <i>02/14/2023</i>	Issued By: <i>Borough of Saxonburg</i>
Type: <i>C-2 LP</i>	Date: <i>11/19/1997</i>	Issued By: <i>L&amp;I</i>
Type: <i>C-2 LP</i>	Date: <i>08/29/1994</i>	Issued By: <i>L&amp;I</i>

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *79* Waking Staff: *59*

**Inspection Information**

Type: *Full* Notice: *Unannounced* BHA Docket #:  
 Reason: *Renewal, Complaint, Incident* Exit Conference Date: *01/15/2025*

**Inspection Dates and Department Representative**

01/15/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *100* Residents Served: *57*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Memory Care* Capacity: *32* Residents Served: *17*

**Hospice**

Current Residents: *10*

**Number of Residents Who:**

Receive Supplemental Security Income: <i>0</i>	Are 60 Years of Age or Older: <i>56</i>
Diagnosed with Mental Illness: <i>1</i>	Diagnosed with Intellectual Disability: <i>1</i>
Have Mobility Need: <i>22</i>	Have Physical Disability: <i>1</i>

**Inspections / Reviews**

01/15/2025 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *02/06/2025*

Inspections / Reviews *(continued)*

02/04/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: 02/04/2025

Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 02/19/2025

02/18/2025 - Document Submission

Submitted By: [REDACTED] Date Submitted: 02/04/2025

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

132c - Fire Drill Records

1. Requirements

2600.

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

Description of Violation

The home did not record the evacuation time in minutes and seconds for the fire drills conducted on the following dates: 11/26/24, 6/27/24, 4/30/24 and 1/29/24.

Plan of Correction

Accept ( [redacted] ) - 02/04/2025

On 1/16/25 Maintenance Director educated by Administrator on regulation 2600.132(c) to include numerical seconds along with minutes when recording evacuation times as immediate corrective action.

On 1/30/25 Fire Protection Engineer [redacted] Atlantic Code Consultants reviewed regulation 2600.132(c) requirements conducted and observed a fire drill with Maintenance Director and Administrator to prevent reoccurrence.

Beginning 1/30/25 Administrator and/or designee will audit fire drill records monthly for three months then quarterly for the remainder of 2025 to assure regulatory compliance. Documentation will be kept.

Audits will be reviewed at monthly QA meetings beginning February 19, 2025.

Licensee's Proposed Overall Completion Date: 02/19/2025

Implemented ( [redacted] ) - 02/18/2025

132f - Alternate Exit Routes

2. Requirements

2600.

132.f. Alternate exit routes shall be used during fire drills.

Description of Violation

The home failed to alternate exit routes used during fire drills from January 2024 through December 2024. The fire drill record indicates "Safe Area" as the exit route used on all these fire drills.

Plan of Correction

Accept ( [redacted] ) - 02/04/2025

On 1/16/25 Maintenance Director educated by Administrator on regulation 2600.132(f) to include evacuation zones utilized when recording exit routes on the fire drill record as immediate corrective action.

On 1/30/25 Fire Protection Engineer [redacted] Atlantic Code Consultants reviewed regulation 2600.132(f) requirements conducted and observed a fire drill with Maintenance Director and Administrator to prevent reoccurrence.

Beginning 1/30/25 Administrator and/or designee will audit fire drill records monthly for three months then quarterly for the remainder of 2025 to assure regulatory compliance. Documentation will be kept.

Audits will be reviewed at monthly QA meetings beginning February 19, 2025.

Licensee's Proposed Overall Completion Date: 02/19/2025

Implemented ( [redacted] ) - 02/18/2025