

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

March 7, 2025

[REDACTED], DIRECTOR
EMERALD CARE MANAGEMENT LLC
6 REES DRIVE
WILLOW STREET, PA, 17584

RE: MAGNOLIA MANOR
6 REES DRIVE
WILLOW STREET, PA, 17584
LICENSE/COC#: 33789

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 02/14/2025 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 MANOR* License #: *33789* License Expiration: *04/01/2025*
 Address: *6 REES DRIVE, WILLOW STREET, PA 17584*
 County: *LANCASTER* Region: *CENTRAL*

Administrator

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

Legal Entity

Name: *EMERALD CARE MANAGEMENT LLC*
 Address: *6 REES DRIVE, WILLOW STREET, PA, 17584*
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: <i>C-2 LP</i>	Date: <i>05/15/1986</i>	Issued By: <i>Dept. of Labor and Industry</i>
Type: <i>I-1</i>	Date: <i>12/06/2013</i>	Issued By: <i>W. Lampeter Township</i>
Type: <i>R-3</i>	Date: <i>11/14/2013</i>	Issued By: <i>W. Lampeter Township</i>

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *12* Waking Staff: *9*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
 Reason: *Renewal* Exit Conference Date: *02/14/2025*

Inspection Dates and Department Representative

02/14/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: <i>16</i>	Residents Served: <i>12</i>
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Secured Dementia Care Unit

In Home: <i>No</i>	Area:	Capacity:	Residents Served:
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Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: <i>2</i>	Are 60 Years of Age or Older: <i>12</i>
Diagnosed with Mental Illness: <i>3</i>	Diagnosed with Intellectual Disability: <i>1</i>
Have Mobility Need: <i>0</i>	Have Physical Disability: <i>2</i>

Inspections / Reviews

02/14/2025 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *03/01/2025*

Inspections / Reviews *(continued)*

03/03/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 03/06/2025

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 03/10/2025

03/07/2025 - Document Submission

Submitted By: [REDACTED] *nda*

Date Submitted: 03/06/2025

Reviewer: [REDACTED]

Follow-Up Type: Not Required

51 - Criminal Background Check

1. Requirements

2600.

51. Criminal History Checks - Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults).

Description of Violation

Staff Person A was hired on [REDACTED]. However, Staff Person A has not had a PA State Police Request for Criminal Record Check, form (SP4-164), or via the e-patch system in accordance with the Older Adult Protective Services Act (OAPSA) (35 P.S. § 10225.101-10225.5102) and 6 Pa.Code Chapter 15 (relating to protective services for older adults).

Plan of Correction

Accept ([REDACTED] - 03/03/2025)

On February 19, 2025, the administrator conducted a Pennsylvania criminal background check for Staff Person A. The certificate was printed and appropriately filed. Criminal history checks will be performed for all new hires within thirty days of their respective hire dates. The results and certificates from these checks will be printed and placed in each employee's file. The administrator or a designated representative will audit the new employee files before the end of the 30-day probation period to ensure that the certificates are on file.

Additionally, on February 19, 2025, the administrator reviewed the files and records of all current staff members to confirm that Pennsylvania criminal background checks had been completed. Copies of these completed background checks are maintained in each employee's file. All other employee files were found to comply with regulations.

Proposed Overall Completion Date: 02/28/2025

Licensee's Proposed Overall Completion Date: 02/28/2025

Implemented ([REDACTED] - 03/07/2025)

65g - Annual Training Content

2. Requirements

2600.

65.g. Direct care staff persons, ancillary staff persons, substitute personnel and regularly scheduled volunteers shall be trained annually in the following areas:

1. Fire safety completed by a fire safety expert or by a staff person trained by a fire safety expert. Videos prepared by a fire safety expert are acceptable for the training if accompanied by an onsite staff person trained by a fire safety expert.

Description of Violation

Staff Person A did not receive training in the following topics during the 2024 training year:

(1) Fire safety completed by a fire safety expert or by a staff person trained by a fire safety expert.

Plan of Correction

Accept ([REDACTED] - 03/03/2025)

The administrator reviewed the annual training plan for 2024 and the employee training sign-off sheet. All staff received the annual 2024 training from the fire safety expert on the same day, but the staff persona A's training acknowledgment form had a different date noted. The administrator has reviewed the training plan for 2025 and revised the format of the training acknowledgment forms to ensure that the correct date is noted once training is completed and the trainer and staff sign on the same line. The administrator will conduct a monthly audit of the training acknowledgment forms for 2025 to ensure the correct training dates are noted on the acknowledgment form/signature date. On 2/19/2025 the administrator also trained all staff on the new format for acknowledging the training received.

65g - Annual Training Content (continued)

Proposed Overall Completion Date: 02/28/2025

Licensee's Proposed Overall Completion Date: 02/28/2025

Implemented ([REDACTED] - 03/07/2025)