



**pennsylvania**  
DEPARTMENT OF PUBLIC WELFARE

JUN 26 2014

Mr. Paul Nimey, Executive Director  
ACTS Retirement Life Communities, Inc.  
375 Morris Road  
West Point, Pennsylvania 19486

RE: Oakbridge Terrace at Granite Farms Estates  
1343 West Baltimore Pike  
Media, Pennsylvania 19063  
License #: 138900

Dear Mr. Nimey:

As a result of the Department of Public Welfare's licensing inspection on March 25, 2014, of the above facility, the violations with 55 Pa.Code Ch. 2800 (relating to Assisted Living Residences) specified on the enclosed License Inspection Summary were found.

All violations specified on the enclosed License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

Your regular license for the period May 7, 2014 to May 7, 2015 was issued on February 18, 2014. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Jones", with a long horizontal flourish extending to the right.

Matthew J. Jones  
Director

Enclosure  
License Inspection Summary

**LICENSING INSPECTION SUMMARY**  
**Assisted Living Residences - 55 Pa.Code §2800**

**Name of Community Home:**  
Oakbridge Terrace at Granite Farms Estates

**Address:**  
1343 W Baltimore Pike  
Media, Pennsylvania 19063

**License:** 138900

**Type of Inspection:** Full

**Reason(s) for Inspection:** Annual

**RECEIVED**

MAY 14 2014

CENTRAL REGION FIELD OFFICE  
Human Services Licensing

**Notice:** Unannounced

**On-site Inspection Dates and Department Representatives On-Site:**  
3/25/14 - Israel Springs, Dale Rosenblat

**Off-Site Inspection Dates and Inspectors, if Applicable:**

**LIS – [Oakbridge Terrace at Granite Farms Estates] – (3/25/14) – [Israel Springs]**

**Regulation**  
 § 2800.69 - Administrative staff, direct care staff persons, ancillary staff persons, substitute personnel and volunteers shall receive at least 4 hours of dementia-specific training within 30 days of hire and at least 2 hours of dementia-specific training annually thereafter in addition to the training requirements of this chapter.

**Violation**  
 Staff Person A had only 3 hours of dementia training in 2013.

**Plan of Correction**  
*See Attached*

Printed Name and Title of Legal Entity Representative (Required on all pages) *PAUL W. ...* **EXECUTIVE DIRECTOR**

Signature of Legal Entity Representative (Required on all pages) *[Signature]* Date **05/07/2014**

**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of 6/16/14  
 (Date)

The above plan of correction was approved by NSL  
 (Initials)

Plan of correction implementation status as of 6/16/14  
 (Date)

- Fully Implemented
- Partially Implemented – Adequate Progress
- Partially Implemented – Inadequate Progress
- Not Implemented

## Plan of Correction for OakBridge Terrace @ Granite Farms Estates

Regulation: Administrative staff, direct care staff persons, ancillary staff persons, substitute personnel and volunteers shall receive at least 4 hours of dementia-specific training within 30 days of hire and at least 2 hours of dementia-specific training annually thereafter in addition to the training requirements of this chapter.

Training for Staff "A" was reviewed and completed.

Training for all staff was reviewed for completion of all required material for this chapter.

An Audit of all new hire staff, for OakBridge Terrace Assisted Living @ Granite Farms will be completed by the Administrator within the first 30 days of hire to ensure all required training has been met within the required time frame of the Department.

Quarterly Audits shall be completed by Administrator to ensure all staff training requirements are being met. This shall be done for a period of one year following 03/25/2014 Annual Inspection.

NJC  
6/16/14

LIS – [Oakbridge Terrace at Granite Farms Estates] – (3/25/14) – [Israel Springs]

Regulation  
§ 2800.103(g) - Food shall be stored in closed or sealed containers.

Violation  
A bag of Andy Fresh Radishes was found in the kitchen refrigerator on the 2<sup>nd</sup> shelf from the ceiling open on one end and undated.

Plan of Correction

See attached

Printed Name and Title of Legal Entity Representative (Required on all pages)

Signature of Legal Entity Representative (Required on all pages)

Date

EXECUTIVE DIRECTOR

5/07/14

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The above plan of correction is approved as of 6/16/14  
(Date)

The above plan of correction was approved by JSC  
(Initials)

Plan of correction implementation status as of 6/16/14  
(Date)

- Fully Implemented
- Partially Implemented – Adequate Progress
- Partially Implemented – Inadequate Progress
- Not Implemented

Plan of Correction

Culinary and Nutrition Services – Granite Farms Estates

- Radishes were wrapped, labeled and dated
- Managers checked to ensure all stored food items were labeled and dated according to policies and procedures
- Culinary Service staff was in-serviced on policies and procedures for following protocols for food storage
- Culinary Service Managers regularly monitor to ensure full adherence of policies and procedures protocol for food storage

NBC  
6/14/19