



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to COLUMBIA WEGMAN SOUTHAMPTON LLC  
LEGAL ENTITY

To operate THE LANDING OF SOUTHAMPTON  
NAME OF FACILITY OR AGENCY

Located at 1160 STREET ROAD, SOUTHAMPTON, PA 18966  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE \_\_\_\_\_ ADDRESS OF SATELLITE SITE

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To provide Personal Care Homes  
TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 106  
(MAXIMUM CAPACITY)  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

**Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 36**

Restrictions: \_\_\_\_\_

This certificate is granted in accordance with the Public Welfare Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes  
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from February 10, 2020 until February 10, 2021,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **145380**

Robert E. Robinson  
ISSUING OFFICER

[Signature]  
DEPUTY SECRETARY

**NOTE:** This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



February 10, 2020

Mr. Alan Spragins  
COO and General Counsel  
Columbia/Wegman Southampton, LLC  
1910 Fairview Avenue E, Suite 200  
Seattle, Washington 98102

RE: The Landing of Southampton  
1160 Street Road  
Southampton, Pennsylvania 18966  
License #: 145380

Dear Mr. Spragins:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on January 15, 2020 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Hancock", written over a white background.

Kevin Hancock  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License  
Licensing Inspection Summary

## Violation Report

### Facility Information

Name: THE LANDING OF SOUTHAMPTON

License Number: 14538

Address: 1160 Street Road, Southampton, PA 18966

County: BUCKS

Region: SOUTHEAST

### Administrator

Name: Ashley Harker

Phone: 215-791-6666

Email: aharker@leisurecare.com

### Legal Entity

Name: Columbia/Wegman Southampton, LLC

Address: 1910 Fairview Ave E, Suite 200, Seattle, WA, 98102

### Certificate(s) of Occupancy

Type: Other

Date:

Issued By:

### Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 0

Waking Staff: 0

### Inspection

Type: Partial

BHA Docket #:

Notice: Unannounced

Reason: New

### Inspection Dates and Department Representative

01/15/2020 - On-Site: Michele Swisher

### Resident Demographic Data as of Inspection Dates

#### General Information

License Capacity: 106

Residents Served: 0

#### Secured Dementia Care Unit

In Home: Yes

Area: Opal Neighborhood

Capacity: 0

Residents Served: 0

#### Hospice

Current Residents: 0

#### Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 0

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 0

Have Physical Disability: 0

Jan. 24. 2020 8:49AM

No. 3619 P. 5

THE LANDING OF SOUTHAMPTON

14538

132b - Safety Inspection/Fire Drill

Regulations

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

As of 1/15/2020, the home does not have documentation of a fire safety inspection completed by a fire safety expert.

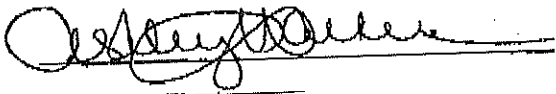
Plan of Correction (POC)

(Attach pages as necessary. Remember that you must sign and date any attached pages. Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.)

Please see attached.....

Home verified fire safety inspection letter. Admin or designee will ensure fire safety inspection and drill is completed annually. SP 02-10-2020

Legal Entity Representative



Signature

Ashley Harker  
Printed Name and Title

01-24-2020  
Date

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE IN THIS BOX!

The above plan of correction is approved as of 02-10-2020  
(Date)

Plan of correction implementation status as of 02-10-2020  
(Date)

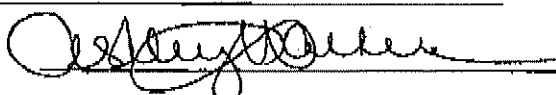
The above plan of correction was approved by SP  
(Initials)

Implemented  
 Not Implemented

01/15/2020

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## The Landing of Southampton Plan of Correction

**Name of Personal Care Home:** The Landing of Southampton  
**Address of PCH:** 1160 Street Road  
**License number:** 145380  
**Inspection date(s):** 1/15/2020  
**Name/Title of Legal Entity Representative Signing the Plan of Correction:**  
Ashley Harker, General Manager  
**Signature of The Landing of Southampton Representative:**   
**Date of Submission:** 1/24/2020

Regulation 55 Pa.Code § 2600.	Target Date by Which Correction will be completed	Plan of Correction
2600.132(b) "A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept."	Completed 1/17/2020	<p>On 1/17/2020 a fire expert visited the Community and provided documentation of this safety inspection (see attached).</p> <p>A fire safety inspection and fire drill conducted by a fire safety expert will be completed annually. Documentation of this fire drill and fire safety inspection will be kept in the emergency procedure manual.</p> <p>The POC is discussed and evaluated (for up to 3 months) by the General Manager and Coordinators at the Quality Management (QAPI) meeting to ensure it is still effective. If not effective it will be amended and a new POC will be implemented and monitored to ensure the violation does not occur again.</p>