

Department of Human Services
Bureau of Human Service Licensing

December 15, 2021

[REDACTED]
DRI HEARTIS YARDLEY LLC
[REDACTED]
[REDACTED]

RE: HEARTIS YARDLEY
255 OXFORD VALLEY ROAD
YARDLEY, PA, 19067
LICENSE/COC#: 14772

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/08/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: HEARTIS YARDLEY License #: 14772 License Expiration:
Address: 255 OXFORD VALLEY ROAD, YARDLEY, PA 19067
County: BUCKS Region: SOUTHEAST

Administrator

Name: [REDACTED] Phone: 267-521-1032 Email: [REDACTED]

Legal Entity

Name: DRI HEARTIS YARDLEY LLC
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: I-2 Date: 12/01/2020 Issued By: Lower Makefield Township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 49 Waking Staff: 37

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Monitoring Exit Conference Date: 07/08/2021

Inspection Dates and Department Representative

07/08/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 115 Residents Served: 27

Special Care Unit

In Home: Yes Area: Capacity: 21 Residents Served: 7

Hospice

Current Residents: 1

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 27
Diagnosed with Mental Illness: 16 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 22 Have Physical Disability: 3

Inspections / Reviews

07/08/2021 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 08/06/2021

08/25/2021 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 08/28/2021

Inspection Dates and Department Representative (*continued*)

07/08/2021 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

65e Rights/Abuse 40 Hours

Staffing

1. Requirements

2800.

65.e. Within 40 scheduled working hours, direct care staff persons, ancillary staff persons, substitute personnel and volunteers shall have an orientation that includes the following:

1. Resident rights.
2. Emergency medical plan.
3. Mandatory reporting of abuse and neglect under the Older Adult Protective Services Act (35 P.S. § 10225.101—10225.5102).
4. Reporting of reportable incidents and conditions.
5. Safe management techniques.
6. Core competency training that includes the following:
 - i. Person-centered care.
 - ii. Communication, problem solving and relationship skills.
 - iii. Nutritional support according to resident preference.

Description of Violation

Staff person A complete [redacted] 40th scheduled work hour. However, this staff person did not complete training in the following topics: mandatory reporting of abuse and neglect under the Older Adult Protective Services Act (35 P.S. § 10225.101—10225.5102), reporting of reportable incidents and conditions, safe management techniques.

Plan of Correction

Accept

Staff Person A was pulled off duty immediately and instructed to complete all required training identified above. Staff Person A completed all required training, and then some, by 7/13/2021 and was returned to duty the following day. In addition, an audit of every employee was performed by the Executive Director to insure compliance of mandatory training within the first 40-hours of employment.

Completion Date: 07/20/2021

Document Submission

Implemented

Attached Staff Person A documentation of completed in-services for mandatory reporting of abuse and neglect under the Older Adult Protective Services Act (35 P.S. § 10225.101—10225.5102), reporting of reportable incidents and conditions, safe management techniques. Attached excel audit tool for compliance of mandatory training within the first 40-hours of employment. Attached documentation that is used for new hire orientation.

Completion Date: 11/18/2021

191 Resident right to refuse

Medications

1. Requirements

2800.

191. Resident Education - The home shall educate the resident of the right to question or refuse a medication if the resident believes there may be a medication error. Documentation of this resident education shall be kept.

Description of Violation

Resident #1, admitted [redacted] /21, has not been educated to the resident's right to refuse medication if the resident believes that there may be a medication error. The home could not provide signed documentation.

191. (continued) Resident Education - The home shall educate the resident of the right to question or refuse a medication if the resident believes there may be a medication error. Documentation of this resident education shall be kept.

Resident #2, admitted [redacted]/21, has not been educated to the resident's right to refuse medication if the resident believes that there may be a medication error. The home could not provide signed documentation.

Plan of Correction

Accept

The Executive Director verbally informed Resident #1 and Resident #2, as well as all Incoming Residents and their Responsible Person(s) of the resident's individual right to refuse medication as being the 27th Resident Right in the Commonwealth of PA. In addition to the Resident Rights posters posted in the community, each resident's welcome packet contains an 8.5"x11" resident rights bulletin with all 27 Resident Rights listed. The Executive Director updated the Residency Agreement to incorporate this right and created a "Resident Rights Acknowledgement Form" for all residents who signed a Residency Agreement prior to this update to the Residency Agreement. A copy of the signed forms will reside in the Resident's folder in the Business Office Director's office.

Completion Date: 07/30/2021

Update: 08/25/2021

Provide documentation

Document Submission

Implemented

Attached the resident's rights poster with all the 27 resident rights listed. Attached Appendix E and acknowledgement form of the residency agreement that reflects all the 27 resident rights.

Completion Date: 11/18/2021

227g Support plan - signatures

Services

1. Requirements

2800.

227.g. Individuals who participate in the development of the support plan shall sign and date the support plan.

Description of Violation

Resident #1 participated in the development of [redacted] support plan on [redacted]/21. However, the resident did not sign and date the support plan.

Resident #2 participated in the development of [redacted] support plan on [redacted]/21. However, the resident did not sign and date the support plan.

Plan of Correction

Accept

The Level of Care Assessment and Service Plan Agreement were reviewed with Resident #1 & Resident #2 and their Responsible Person(s) at the time of the signing of the Residency Agreement. The Service Plan Agreement, which contains the information obtained in the ASP, is signed by either the Resident or the Responsible Person(s). The Inspector reviewed our Service Plan Agreement and noted it contained all the information required of and contained within the ASP. The Inspector recommended we submit a waiver to PA DHS to use our Service Plan Agreement in lieu of the ASP, which we will be submitting soon.

Services (continued)

In the interim, we have updated the Residents' ASP and obtained their or their Responsible Person(s) signature(s). Moving forward, we have printed ASPs within the first 30 days of admission as a reflection of their final support plan for signature by the Resident and/or the Responsible Person(s).

Completion Date: 08/17/2021

Update: 08/25/2021

Provide documentation

Document Submission

Implemented

Heartis Yardley did not submit for a wavier to use the service plan agreement instead of PA Chapter 2800 ASP form. Heartis Yardley is using the PA Chapter 2800 form.

Completion Date: 11/18/2021

227h Support plan – refusal sign

Services

1. Requirements

2800.

227.h. If a resident or designated person is unable or chooses not to sign the support plan, a notation of inability or refusal to sign shall be documented.

Description of Violation

Resident #1 participated in the development of [redacted] support plan on [redacted]/21. The resident did not sign the support plan. The residence did not make a notation regarding the resident's refusal to sign.

Resident # 2 participated in the development of [redacted] support plan on [redacted]/21. The resident did not sign the support plan. The residence did not make a notation regarding the resident's refusal to sign.

Plan of Correction

Accept

Neither Resident #1 or #2 refused to sign the ASP. Each signed the Service Plan Agreement at the time of the signing of their individual Residency Agreements, as outlined in the citation above. All associates involved in the collection of signatures on the ASP have been reminded to note the resident's refusal to sign under such circumstances.

Completion Date: 07/30/2021

Document Submission

Implemented

Heartis Yardley did not submit for a wavier to use the service plan agreement instead of PA Chapter 2800 ASP form. Heartis Yardley is using the PA Chapter 2800 form.

Completion Date: 11/18/2021