



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

[REDACTED]  
[REDACTED]  
Sage Atwater Tenant TRS, LLC  
[REDACTED]  
[REDACTED]

RE: Echo Lake  
900 North Atwater Drive  
Malvern, Pennsylvania 19355  
License #: 147131

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) licensing inspection November 3, 4, 5, 8, 9, 10, 12, 15, and 16, 2021, December 16, 2021, February 18 and 22, 2022, and April 13, 2022 of the above facility, the violations specified on the enclosed Licensing Inspection Summary (LIS) were found.

Based on violations with 55 pa. Code Ch. 2800 (relating to Assisted Living Residence), the Department hereby REVOKES your certificate of compliance 147130 September 30, 2021 to September 30, 2022 and issues you a FIRST PROVISIONAL license to operate the above facility. A FIRST PROVISIONAL license is being issued based on your acceptable plan to correct the violations as specified on the LIS. The license dated September 30, 2021 to September 30, 2022 is NOT reinstated upon expiration of this FIRST PROVISIONAL license. This decision is made pursuant to 62 P.S. § 1026 (b)(1) ;(4) and 55 Pa. Code § 20.71(a)(2) ;(4) ;(5) ;(6) (relating to conditions for denial, nonrenewal or revocation). Your FIRST PROVISIONAL license is enclosed and is valid from May 13, 2022 to September 30, 2022.

All violations specified on the LIS must be corrected by the dates specified on the report and continued compliance with 55 pa. Code Ch. 2800 (relating to Assisted Living Residence), must be maintained. Failure to implement the plan of correction or failure to maintain compliance may result in a revocation of the license.

[REDACTED]

If you disagree with the decision to issue a PROVISIONAL license, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Human Services in accordance with 1 Pa. Code Part II, Chapters 31-35. If you decide to appeal your PROVISIONAL license, a written request for an appeal must be received within 10 days of the date of this letter by:

Jeanne Parisi, Bureau Director  
Pennsylvania Department of Human Services  
Bureau of Human Services Licensing  
Room 631, Health and Welfare Building  
625 Forster Street  
Harrisburg, Pennsylvania 17120  
PH: 717-214-1304

This decision is final 11 days from the date of this letter, or if you decide to appeal, upon issuance of a decision by the Bureau of Hearings and Appeals.

Sincerely,



Jamie Buchenauer  
Deputy Secretary  
Office of Long-term Living

Enclosure  
Licensing Inspection Summary

cc:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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

**Facility Information**

Name: *ECHO LAKE* License #: *14713* License Expiration: *09/30/2022*  
Address: *900 NORTH ATWATER DRIVE, MALVERN, PA 19355*  
County: *CHESTER* Region: *SOUTHEAST*

**Administrator**

Name: [REDACTED] Phone: *484-568-4777* Email: [REDACTED]

**Legal Entity**

Name: *SAGE ATWATER TENANT TRS LLC*  
Address: [REDACTED]  
Phone: *4845684777* Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *I-1* Date: *09/23/2020* Issued By: *Tredyffrin Township*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *96* Waking Staff: *72*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Monitoring* Exit Conference Date: *04/13/2022*

**Inspection Dates and Department Representative**

*04/13/2022 - On-Site:* [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *96* Residents Served: *64*

**Special Care Unit**

In Home: *Yes* Area: *Connections* Capacity: *30* Residents Served: *28*

**Hospice**

Current Residents: *1*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *63*  
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *32* Have Physical Disability: *1*

**Inspections / Reviews**

**04/13/2022 - Partial**

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/02/2022*

**05/03/2022 - POC Submission**

Inspections / Reviews *(continued)*

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *05/04/2022*

05/04/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

95 Furniture & Equipment

1. Requirements

2800.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

The enabler bar located in resident bedroom 224 is located on the right side of the bed when you enter the resident's bedroom. The enabler bar has two legs attached to it that should extend to the ground. Each leg has a rubber foot that should be attached to the bottom of the leg. On 4/13/22 at 10:00 A.M. Licensing Representative observed the enabler bar in resident bedroom 224; both legs of the enabler bar are not extended to the floor and the rubber foot on the right leg is not attached to the bottom of the leg and was found laying on the ground near the fall mat. This poses a hazard to the resident while entering and exiting the bed.

Plan of Correction

Accept

Occupational therapist has evaluated the enabler, adjusted the "foot" of the enabler and put a new rubber end on the enabler. The enabler positioning is checked weekly during the enabler audits. Pictures attached

Completion Date: 04/29/2022

Document Submission

Implemented

See above POC.