



CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: DECEMBER 28, 2022

[REDACTED]
[REDACTED]
Columbia Wegman Southampton LLC
[REDACTED]
[REDACTED]

RE: The Landing of Southampton
1160 Street Road
Southampton, Pennsylvania 18966
License #: 145382

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) licensing inspection August 1 and 12, 2022, September 22, 26, and 30, 2022, October 17, 2022, and November 21 and 22, 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. 2600 (relating to Personal Care Homes), the Department hereby issues you a SECOND PROVISIONAL license to operate the above facility. A SECOND PROVISIONAL license is being issued based on your acceptable plan to correct the violations as specified on the LIS. This decision is made pursuant to 62 P.S. § 1026 (b)(1) ;(4) and 55 Pa. Code § 20.71(a)(2) ;(3) ;(4) ; (5) ;(6) (relating to conditions for denial, nonrenewal or revocation). Your SECOND PROVISIONAL license is enclosed and is valid from December 28, 2022 to June 28, 2023.

All violations specified on the LIS must be corrected by the dates specified on the report and continued compliance with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), must be maintained. Failure to implement the plan of correction or failure to maintain compliance may result in a revocation of the license.

Mr. Michael Juno

Pursuant to 62 P.S. 1085-1087 and 55 Pa. Code § 2600.261-268 or § 2800 (relating to enforcement), the Department intends to assess a fine for the following violation(s) unless fully corrected on or before the mandated correction date.

55 Pa. Code Chapter 2600 or 2800 Section:	Class of Violation	Census at Inspection	Fine Per Resident X Per day	Calculated Fine = Per Day	Mandated Correction Date (to avoid Fine)
141 b1	III	37	\$3	\$111	15 calendar days from mailing date of this letter
187 b	II	37	\$5	\$185	5 calendar days from mailing date of this letter
187 d	II	37	\$5	\$185	5 calendar days from mailing date of this letter

A fine will be assessed daily beginning with the date of this letter and will continue until the violation is fully corrected, and full compliance with the regulation has been achieved. If the violation is fully corrected, and full compliance with the regulation has been achieved, by the mandated correction date, no fine will be assessed. You must notify the Department's Regional Human Services Licensing office in writing as soon as each violation is fully corrected and submit written documentation of each correction. The Department will conduct an on-site inspection after the mandated correction date, and within 20 calendar days of the date of this letter. If one or more violations is not fully corrected and full compliance with the regulation has not been achieved, you will periodically receive invoices from the Department's Bureau of Human Services Licensing with payment instructions. The fines will continue to accumulate until the violation is fully corrected and full compliance with the regulation has been achieved.

No fine is being assessed at this time; therefore, you may not appeal any fine at this time. If a violation is not corrected and full compliance with the regulation has not been achieved by the mandated correction date, a fine will be assessed and an invoice will be mailed. This invoice will contain the right to appeal the fine.

If you disagree with the decision to issue a SECOND 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.

Mr. Michael Juno

If you decide to appeal your SECOND PROVISIONAL license, a written request for an appeal must be received within 10 days of the date of this letter by:

[REDACTED]
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 F. Buchenauer

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: *THE LANDING OF SOUTHAMPTON* License #: *14538* License Expiration: *10/12/2022*
Address: *1160 STREET ROAD, SOUTHAMPTON, PA 18966*
County: *BUCKS* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *2157916666* Email: [REDACTED]

Legal Entity

Name: *COLUMBIA WEGMAN SOUTHAMPTON LLC*
Address: [REDACTED]
Phone: *2157916666* Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: Total Daily Staff: *63* Waking Staff: *47*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Incident* Exit Conference Date: *08/12/2022*

Inspection Dates and Department Representative

08/12/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *106* Residents Served: *38*

Secured Dementia Care Unit

In Home: *Yes* Area: *Opal* Capacity: *36* Residents Served: *9*

Hospice

Current Residents: *x*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *38*
Diagnosed with Mental Illness: *14* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *25* Have Physical Disability: *1*

Inspections / Reviews

08/12/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *09/02/2022*

Inspections / Reviews (*continued*)

09/06/2022 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/30/2022

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 09/11/2022

09/12/2022 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 09/30/2022

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 09/30/2022

12/15/2022 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 09/30/2022

Reviewer: [REDACTED]

Follow-Up Type: Enforcement

23a - Activities of Daily Living Assistance

1. Requirements

2600.

23.a. A home shall provide each resident with assistance with ADLs as indicated in the resident's assessment and support plan.

Description of Violation

The assessment and support plan, dated [REDACTED], for resident #1 indicates the resident wanders and needs redirection to return to [REDACTED] apartment and requires moderate supervision. On 06/17/2022 around 06:00 AM, the resident exited the home's secured unit and walked behind the building towards the home's dumpster for about 5 minutes before being found and guided back to the secured unit by a direct care staff.

POC Submission

Accept ([REDACTED] - 09/12/2022)

On 8/1/2022 the GM and the HWD conducted training with the new Scheduling Coordinator on PA Reg 2600 60(a), scheduling calendar and call-out/fulfillment process for the community. Should there be any evidence-based error in the process, the GM and the HWD will conduct a root-cause analysis for each occurrence and take appropriate corrective action based on the nature of the issue.

An Onboarding Checklist has been established for the community and it specifies that the Employee Handbook, which includes each employee's responsibility for call-out notifications, including supervisory responsibilities, will be reviewed as part of each employee's first-day orientation. Oversight of the Onboarding Checklist is the responsibility of each hiring manager/department head. All employees (supervisors, coordinators, and other staff members) are responsible for observing the call-out practices and their understanding will be documented via their execution of the Employee Handbook Acknowledgement.

The community has established an operating standard that each hiring manager will have a weekly meeting, on an ongoing basis, with the GM. A meeting agenda template has been established and includes a review of departmental staff schedules and training. Each employee's Onboarding Checklist will be reviewed and documented by the respective hiring manager and GM at their weekly 1:1 meeting which will be pre-scheduled in Outlook.

The Memory Care Manager/designated staff member is responsible for testing/monitoring MC door audible alerts on a daily basis during the week; MOD's have been instructed to test/monitor MC door alerts weekends and holidays and this will continue to be an ongoing part of daily processes. Should a door alert be found weak, a request will be submitted via our electronic community work order system to replace batteries; if door alert is non-functioning then a staff member will be assigned by shift to monitor the door until audible alert is fixed. Audible alert monitoring began 8/1/22.

The MC Manager/designee is responsible for conducting elopement training and quarterly drills on alternating shifts. The first training was held on July 26, and first elopement drill was conducted August 12 and will be conducted the second month of each quarter on an ongoing basis.

Licensee's Plan Completion Date: 09/08/2022

Not Implemented ([REDACTED] - 12/15/2022)

42b - Abuse

2. Requirements

42b - Abuse (continued)

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

Description of Violation

On 06/17/2022 around 06:10 AM, resident #1 was found on the sidewalk behind the home's secured unit. The assessment and support plan, dated [REDACTED], for resident #1 indicates the resident wanders and needs redirection to return to [REDACTED] apartment and requires moderate supervision. The resident did not get the required supervision and wandered outside because the only one direct care staff on the unit could not respond to the door alarm quickly enough to stop the resident from exiting due to a lack of additional staff on the unit.

POC Submission

Accept ([REDACTED] - 09/12/2022)

On 8/1/2022 the GM and the HWD conducted training with the new Scheduling Coordinator on PA Reg 2600 60(a), scheduling calendar and call-out/fulfillment process for the community. Should there be any evidence-based error in the process, the GM and the HWD will conduct a root-cause analysis for each occurrence and take appropriate corrective action based on the nature of the issue.

An Onboarding Checklist has been established for the community and it specifies that the Employee Handbook, which includes each employee's responsibility for call-out notifications, including supervisory responsibilities, will be reviewed as part of each employee's first-day orientation. Oversight of the Onboarding Checklist is the responsibility of each hiring manager/department head. All employees (supervisors, coordinators, and other staff members) are responsible for observing the call-out practices and their understanding will be documented via their execution of the Employee Handbook Acknowledgement. The community has established an operating standard that each hiring manager will have a weekly meeting, on an ongoing basis, with the GM. A meeting agenda template has been established and includes a review of departmental staff schedules and training. Each employee's Onboarding Checklist will be reviewed and documented by the respective hiring manager and GM at their weekly 1:1 meeting which will be pre-scheduled in Outlook.

The Memory Care Manager/designated staff member is responsible for testing/monitoring MC door audible alerts on a daily basis during the week; MOD's have been instructed to test/monitor MC door alerts weekends and holidays and this will continue to be an ongoing part of daily processes. Should a door alert be found weak, a request will be submitted via our electronic community work order system to replace batteries; if door alert is non-functioning then a staff member will be assigned by shift to monitor the door until audible alert is fixed. Audible alert monitoring began 8/1/22.

The MC Manager/designee is responsible for conducting elopement training and quarterly drills on alternating shifts. The first training was held on July 26, and first elopement drill was conducted August 12 and will be conducted the second month of each quarter on an ongoing basis.

Licensee's Plan Completion Date: 09/08/2022

Not Implemented ([REDACTED] 12/15/2022)

60a - Staff/Support Plan**3. Requirements**

2600.

60.a. Staffing shall be provided to meet the needs of the residents as specified in the resident's assessment and support plan.

Description of Violation

According to resident #1' support plan dated 0 [REDACTED] resident #1 wanders and needs redirection, requiring

60a - Staff/Support Plan (continued)

moderate supervision. During the overnight shift between 06/16/2022 and 06/17/2022, there were only 3 direct care staff (1 med tech covering both the secured unit and personal care unit and one direct care staff on each unit). On 06/17/2022 around 06:00 AM, resident #1 exited the home's secured unit and walked behind the building for about 5 minutes unaccompanied and without supervision. At the time of the incident, there was only one direct care staff in the secured unit, who was helping another resident in room [REDACTED]. The Med tech was passing morning meds on the personal care unit. When the door alarm went off, the direct care staff could not respond immediately due to lack of available direct care staffing in the secured unit.

POC Submission**Accept [REDACTED] - 09/12/2022)**

On 8/1/2022 the GM and the HWD conducted training with the new Scheduling Coordinator on PA Reg 2600 60(a), scheduling calendar and call-out/fulfillment process for the community. Should there be any evidence-based error in the process, the GM and the HWD will conduct a root-cause analysis for each occurrence and take appropriate corrective action based on the nature of the issue.

An Onboarding Checklist has been established for the community and it specifies that the Employee Handbook, which includes each employee's responsibility for call-out notifications, including supervisory responsibilities, will be reviewed as part of each employee's first-day orientation. Oversight of the Onboarding Checklist is the responsibility of each hiring manager/department head. All employees (supervisors, coordinators, and other staff members) are responsible for observing the call-out practices and their understanding will be documented via their execution of the Employee Handbook Acknowledgement. The community has established an operating standard that each hiring manager will have a weekly meeting, on an ongoing basis, with the GM. A meeting agenda template has been established and includes a review of departmental staff schedules and training. Each employee's Onboarding Checklist will be reviewed and documented by the respective hiring manager and GM at their weekly 1:1 meeting which will be pre-scheduled in Outlook.

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The MC Manager/designee is responsible for conducting elopement training and quarterly drills on alternating shifts. The first training was held on July 26, and first elopement drill was conducted August 12 and will be conducted the second month of each quarter on an ongoing basis.

Licensee's Plan Completion Date: 09/08/2022

Not Implemented ([REDACTED] 12/15/2022)