



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES



CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to **BH GLEN MILLS MANAGEMENT PA LLC**

LEGAL ENTITY

To operate **THE SUMMIT AT GLEN MILLS**

NAME OF FACILITY OR AGENCY

Located at **52 BALTIMORE PIKE, GLEN MILLS, PA 19342**

(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 **120**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 20**

This certificate is granted in accordance with the Human Services 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 **October 16, 2020** until **October 16, 2021**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **146700**

Robert E. Robinson

ISSUING OFFICER

Jamie J. Buchenauer

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.

HS 628 – 6/20



October 16, 2020

[REDACTED]
Authorized Person
BH Glen Mills Management PA, LLC
[REDACTED]

RE: The Summit at Glen Mills
52 Baltimore Pike
Glen Mills, Pennsylvania 19342
License #: 146700

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on September 9, 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 this is a new legal entity operating the home.

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 that reads "Jamie F. Buchenauer". The signature is written in a cursive, flowing style.

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

Facility Information

Name: *The Summit at Glen Mills* License #: *14670* License Expiration Date: *09/09/2021*
Address: *52 Baltimore Pike , Glen Mills, PA 19342*
County: *DELAWARE* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

Legal Entity

Name: *BH Glen Mills Management PA LLC*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-1* Date: *11/20/2019* Issued By: *CHESTER HEIGHTS*
Type: *I-2* Date: *11/20/2020* Issued By: *CHESTER HEIGHTS*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *34* Waking Staff: *26*

Inspection

Type: *Full* Notice: *Unannounced* BHA Docket #:
Reason: *Change Legal Entity* Exit Conference Date: *09/09/2020*

Inspection Dates and Department Representative

09/09/2020 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *120* Residents Served: *20*

Secured Dementia Care Unit

In Home: *Yes* Area: *Memory Support* Capacity: *20* Residents Served: *11*

Hospice

Current Residents: *1*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *20*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *14* Have Physical Disability: *0*

Inspections / Reviews

09/09/2020 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *10/03/2020*

10/2/2020 - POC Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *10/05/2020*

10/14/2020 - Document Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Not Required*

52 - Hiring Staff

1. Requirements

2600.

52. Staff Hiring, Retention and Utilization - Hiring, retention and utilization of staff persons shall be in accordance with the Older Adult Protective Services Act (35 P. S. § § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults) and other applicable regulations.

Description of Violation

Administrator hired on [REDACTED] did not have a criminal background check completed until [REDACTED]

Plan of Correction

Accept

Effective 10/1/2020, new hires will meet the requirements of 2600.52 and the Older Adult Protective Services Act (OAPSA). The Community Business Office Manager will apply for the PA criminal background check on or before the 1st day of employment for new hires. If the new hire has not lived in PA for any period in the past 2 years, [REDACTED] will be required to go for FBI fingerprints prior to or on the 1st day of employment. New hires will be provisionally hired pending the results, up to 30 days for PA background results and 90 days for FBI background results. The General Manager or [REDACTED] designee will review new file to ensure compliance.

Completion Date: 10/01/2020

Document Submission

Implemented

Effective 10/1/2020, new hires will meet the requirements of 2600.52 and the Older Adult Protective Services Act (OAPSA). The community Business Office Manager will apply for the PA background check on or before the 1st day of employment. If the new hire has not lived in PA for any period in the past 2 years, he or she will be required to go for FBI fingerprints prior to or on the 1st day of employment. New hires will be provisionally hired pending the results, up to 30 days for PA background results and 90 days for FBI background results. The General Manager or [REDACTED] designee will review every new file to ensure compliance.

105g - Lint Removal and Duct Cleaning

1. Requirements

2600.

- 105.g. To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

Description of Violation

On 9/9/20, there was an approximate 1 inch accumulation of lint in the lint trap of the industrial dryer on the right side of the laundry room. There were no clothes in the dryer at the time.

Plan of Correction

Accept

The housekeeping staff will be in-serviced on the manufacturer's instructions and the importance of lint removal from the industrial dryers. The vent duct is cleaned by a professional contractor every 6 months. A Shop-Vac will be kept in the laundry room to aid in cleaning the filters. The housekeeper will clean the filter each day the dryer is used and will sign off that the filter has been cleaned. The Maintenance Director will check the dryers for lint build-up each day, and document that the dryers' have been checked. The General Manager will check the filters on a random basis, remove excess lint and document the check.

Completion Date: 10/01/2020

105g - Lint Removal and Duct Cleaning (continued)**Document Submission****Implemented**

The housekeeping staff will be in-serviced on the manufacturer's instructions and the importance of lint removal from the industrial dryers. The vent duct is cleaned by a professional contractor every 6 months. A Shop-Vac will be kept in the laundry room to aid in cleaning the filters. The housekeeper will clean the filter each day the dryer is used and will sign off that the filter has been cleaned. The Maintenance Director will check the dryers for lint build-up daily, and document that the dryers have been checked. The General Manager will check the filters on a random basis, remove excess lint and document the check.