



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
20311 52nd Ave W, Suite 100, Lynnwood, WA 98036

Hillwood Senior Care AFH 2 LLC
HILLWOOD SENIOR CARE AFH 2 LLC
18319 3RD AVENUE NE
SHORELINE, WA 98155

RE: HILLWOOD SENIOR CARE AFH 2 LLC License # 752788

Dear Provider:

This letter addresses Compliance Determination(s) 63116 (Completion Date 07/24/2025) and 61834 (Completion Date 07/08/2025).

The Department completed a follow-up inspection of your Adult Family Home on 07/24/2025 and found that you have corrected the violations listed in the Full report dated 07/08/2025. Your home is back in compliance as of 07/04/2025 with the cited requirements of the Washington Administrative Code or the Revised Code of Washington or both.

The Department found that deficiencies for the following licensing laws and regulations were corrected:

WAC 388-76-10530-1, WAC 388-76-10530-1-a, WAC 388-76-10530-1-b, WAC 388-76-10530-1-c, WAC 388-76-10530-1-d, WAC 388-76-10530-1-e, WAC 388-76-10530-1-f, WAC 388-76-10530-1-g, WAC 388-76-10530-1-h, WAC 388-76-10530-2, WAC 388-76-10530

The Department staff who did the on-site verification:
Rivi Stella Perez

If you have any questions, please contact me at (253)341-7376.

Sincerely,

Alfredo Brown

Alfredo Brown, Allied Health Field Manager
Region 2, Unit K
Residential Care Services



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Statement of Deficiencies	License #: 752788	Compliance Determination # 61834
Plan of Correction	HILLWOOD SENIOR CARE AFH 2 LLC	Completion Date
Page 1 of 4	Licensee: Hillwood Senior Care AFH 2 LLC	07/08/2025

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Adult Family Home license.

The department completed data collection for the unannounced on-site full inspection on 06/30/2025 of:

HILLWOOD SENIOR CARE AFH 2 LLC
 18319 3RD AVENUE NE
 SHORELINE, WA 98155

The following sample was selected for review during the unannounced on-site visit: 2 of 6 current residents and 0 former residents.

The department staff that inspected the Adult Family Home:

Rivi Stella Perez

From:

DSHS, Aging and Long-Term Support Administration
 Residential Care Services, Region 2, Unit K
 20311 52nd Ave W, Suite 100
 Lynnwood, WA 98036

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As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

[Signature]
Residential Care Services

07/16/2025
Date

I understand that to maintain an Adult Family Home license, I must be in compliance with all the licensing laws and regulations at all times.

[Signature]
Provider (or Representative)

07.17.2025
Date

WAC 388-76-10530 Resident rights Notice of rights and services.

(1) The adult family home must provide each resident written notice of the resident's rights and services provided in the home in a language the resident understands and before the resident is admitted to the home. The notice must be reviewed at least once every 24 months from the date of the resident's admission and must include the following:

- (a) Information regarding resident rights, including rights under chapter 70.129 RCW;
- (b) A complete description of the services, items, and activities customarily available in the home or arranged for by the home as permitted by the license;
- (c) A complete description of the charges for those services, items, and activities, including charges for services, items, and activities not covered by the home's per diem rate or applicable public benefit programs;
- (d) The monthly or per diem rate charged to private pay residents to live in the home;
- (e) Rules of the home, which must not violate resident rights in chapter 70.129 RCW;
- (f) How the resident can file a complaint concerning alleged abandonment, abuse, neglect, or financial exploitation with the state hotline;
- (g) If the home will be managing the resident's funds, a description of how the home will protect the resident's funds; and
- (h) If the home does not serve residents who require assistance with evacuation due to a limit on their license, notice that residents living in the home whose status changes to require assistance will be discharged from the facility.

(2) Upon receiving the notice of rights and services at admission and at least every 24 months, the home must ensure the resident and a representative of the home sign and date an acknowledgement stating that the resident has received the notice of rights and services as outlined in this section. The home must retain a signed and dated copy of both the notice of rights and services and the acknowledgement in the resident's

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record.

This requirement was not met as evidenced by:

Based on record review and interview, the Adult Family Home (AFH) failed to ensure the notice of rights and service (admission agreement) was reviewed, signed and dated at least every 24 months for 1 of the 2 sampled residents (Resident 2). This failure placed Resident 2 and their representative at risk of not being aware of the house rules, rights, costs, and services provided by the AFH.

Findings included...

Review of the AFH records for Resident 2 showed Resident was admitted to the AFH on [REDACTED]/2020 with multiple diagnosis.

Review of Resident 2's personal binder showed an AFH "Resident Move-In Agreement" form. The "Resident Move-In Agreement" form contained the AFH's notice of rights. The "Resident Move-In Agreement" form was signed by Staff A, Representative, and by Resident 2's Power-of Attorney (POA, a legal document that allows a person to appoint someone to act on their behalf in legal and financial matters) on [REDACTED]/2020. There were no additional signatures on the "Resident Move-In Agreement" form since Resident 2's admission to indicate that the notice of rights and services had been reviewed by the resident and/or their representative at least every 24 months in [REDACTED] 2022 and [REDACTED] 2024.

During an interview on 06/30/2025 at 2:46 PM, Staff A stated that they would provide the notice of rights and services during the moved-in date and the resident and/or the resident representative would sign the form. Staff A stated that they would review the form every 2 years, and the resident and/or representative would sign the form during each review.

During an interview on 06/30/2025 at 2:47 PM, Staff A stated that if Resident 2's notices of rights and services form was not signed, it may not have been reviewed. Staff A stated there were no other notice of rights and services form for Resident 2 available at the AFH.

During an interview on 07/01/2025 at 4:04 PM, Staff A stated that the "Resident Move-in Agreement" had a note that indicated the AFH would charge a 3 percent increase every year. Staff A stated that they had discussed this during admission and in person with Resident 2's POA and there had been no changes to the charges since then.

During an interview on 07/01/2025 at 4:07 PM, Staff A stated that the requirement to review the notice of rights and services may have been waived during the Public Health Emergency (PHE) in 2022. Staff A stated that if the notice of rights and services had

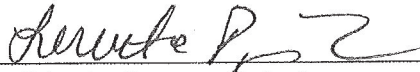
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indeed been waived in 2022, the requirement may have been re-instated when the PHE ended in 2023.

During an interview on 07/02/2025 at 1:25 PM, Staff A stated that they had never reviewed the notice of rights and services form with Resident 2's POA since admission since there were no changes at all in the form.

I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, HILLWOOD SENIOR CARE AFH 2 LLC is or will be in compliance with this law and / or regulation on
(Date) 07.04.2025

In addition, I will implement a system to monitor and ensure continued compliance with this requirement.


Provider (or Representative)

07.17.2025
Date

Correction Plan for Hillwood Senior Care AFH LLC 2

Address: 18319 3rd Ave NE, Shoreline, WA 98155

Provider: Lenuta Popadiuc

Date: July 21, 2025

Deficiency

WAC 388-76-10530 - Failure to ensure the notice of rights and services (Resident Move-In Agreement) was reviewed, signed, and dated at least every 24 months for Resident 2.

1. Immediate Corrective Action Taken

On July 4, 2025, the home reviewed the Resident Move-In Agreement and notice of rights and services with Resident 2's POA. A new signature and date were obtained from both the POA and the facility representative, confirming receipt and understanding of the resident's rights, services, and home rules. A copy of the updated and signed agreement has been placed in Resident 2's file.

2. Plan to Prevent Recurrence

As of July 4, 2025, the Resident Move-In Agreement tracking system was updated to include a calendar reminder system and a review log for each resident to flag upcoming 24-month review deadlines. A Resident Rights Review Form was created and implemented to document each 24-month review, with checkboxes to confirm:

- Review of rights and services
- Review of current charges
- Discussion of any home rules or changes

This form is now required to be signed by the resident or their representative and a home representative, and filed in the resident's binder.

3. Staff Training

Correction Plan for Hillwood Senior Care AFH LLC 2

Address: 18319 3rd Ave NE, Shoreline, WA 98155

Provider: Lenuta Popadiuc

Date: July 21, 2025

On July 4, 2025, all staff responsible for admissions and record-keeping were retrained on WAC 388-76-10530 requirements. The training included:

- The 24-month review requirement
- Documentation procedures
- How to explain the notice of rights and services clearly to residents and/or their representatives

A training log was completed and is kept on file.

4. Monitoring and Quality Assurance

Beginning July 4, 2025, the administrator or designee will audit resident files quarterly to ensure compliance with the 24-month review requirement. Audit findings will be documented, and any missed deadlines will be addressed immediately. Compliance with this process is now included in our annual policy review and discussed at team meetings.

Responsible Person(s)

Lenuta Popadiuc (Administrator or Designee) - for oversight, training, and implementation.

Care Manager - for ensuring timely reviews and obtaining signatures.

Completion Date for Corrective Actions

Review and signature of agreement: July 4, 2025

All remaining corrective actions: July 4, 2025

Note

Correction Plan for Hillwood Senior Care AFH LLC 2

Address: 18319 3rd Ave NE, Shoreline, WA 98155

Provider: Lenuta Popadiuc

Date: July 21, 2025

A copy of the signed Admission Agreement for Resident 2, completed on July 4, 2025, will be attached to this fax for verification and compliance purposes.

Lenuta P. [Signature]
07.17.2025

This document was prepared by Residential Care Services for the Locator website.