STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
800 NE 136th Ave, Suite 200, Vancouver, WA 98684

09/11/2025

Riverview Sr Living LLC
Riverview Sr Living
7510 SE Evergreen Hwy
Vancouver, WA 98664

RE: Riverview Sr Living # 755577

Dear Provider:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 65470 (Completion Date 09/11/2025) and 63781 (Completion Date 08/06/2025).

The Department completed a follow-up inspection of your Adult Family Home on 09/11/2025 and found no deficiencies.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-76-10025 License annual fee.

(1) The adult family home must pay the license fee that is established in the state's operating budget, as described in RCW 70.128.060.

(2) Each year, the home's annual license fee is due during the same month in which the home was initially licensed. For example, if the home was licensed in June, 2010, then the annual licensing fee will be due in June of each year.

(3) The home must ensure that the department receives the annual license fee when it is due.

The Department staff who did the On Site verification:
Clinton Fridley, Adult Family Home Nurse Field Manager

If you have any questions, please contact me at (360)450-1218.

Sincerely,

Clinton Fridley

Clinton Fridley, Adult Family Home Nurse Field Manager
Region 3, Unit F
Residential Care Services

STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
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800 NE 136th Ave, Suite 200, Vancouver, WA 98684

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 an unannounced on-site complaint investigation on 07/11/2025 and 08/06/2025 of:

Riverview Sr Living
7510 SE Evergreen Hwy
Vancouver, WA 98664

This document references the following complaint number(s): 186293

The following sample was selected for review during the unannounced on-site visit: 1 of 5 current residents and 0 former residents.

The department staff that investigated the Adult Family Home:

Clinton Fridley, Adult Family Home Nurse Field Manager

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 3 , Unit F
800 NE 136th Ave, Suite 200
Vancouver, WA 98684

Statement of Deficiencies Plan of Correction Page 2 of 3	License #: 755577 Riverview Sr Living Licensee: Riverview Sr Living LLC	Compliance Determination #63781 Completion Date 08/08/2025

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.

Jennifer LeMaster
Residential Care Services

08/08/2025
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.

Ludmila Perchatkina
Provider (or Representative)

08/19/2025
Date

WAC 388-76-10025 License annual fee.

(1) The adult family home must pay the license fee that is established in the state's operating budget, as described in RCW 70.128.060.

(2) Each year, the home's annual license fee is due during the same month in which the home was initially licensed. For example, if the home was licensed in June, 2010, then the annual licensing fee will be due in June of each year.

(3) The home must ensure that the department receives the annual license fee when it is due.

This requirement was not met as evidenced by:

Based on interview and record review the adult family home (AFH) failed to pay their annual licensing fee in the same month they were initially licensed and failed to ensure that the Department received their annual licensing fee when it was due. This failure resulted in the AFH not following rules for the operation of a facility in Washington state.

Findings included...

Department records reviewed on 07/11/2025 showed that the AFH was initially licensed on 05/10/2022. The AFH's annual license fee for effective dates ranging 05/10/2025 through 05/09/2026, in the amount of $1,350.00, was due on 05/10/2025.

On 07/11/2025 at 1:08 PM, Staff A, Provider, was emailed a reminder, and provided the contact information, to pay the AFH's outstanding annual licensing fee.

On 07/24/2025 at 7:25 AM, Staff A was emailed a reminder about the AFH's outstanding

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.

Residential Care Services | 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.

Provider (or Representative) | Date

WAC 388-76-10025 License annual fee.

(1) The adult family home must pay the license fee that is established in the state's operating budget, as described in RCW 70.128.060 .

(2) Each year, the home's annual license fee is due during the same month in which the home was initially licensed. For example, if the home was licensed in June, 2010, then the annual licensing fee will be due in June of each year.

(3) The home must ensure that the department receives the annual license fee when it is due.

This requirement was not met as evidenced by:

Based on interview and record review the adult family home (AFH) failed to pay their annual licensing fee in the same month they were initially licensed and failed to ensure that the Department received their annual licensing fee when it was due. This failure resulted in the AFH not following rules for the operation of a facility in Washington state.

Findings included...

Department records reviewed on 07/11/2025 showed that the AFH was initially licensed on 05/10/2022. The AFH’s annual license fee for effective dates ranging 05/10/2025 through 05/09/2026, in the amount of $1,350.00, was due on 05/15/2025.

On 07/11/2025 at 1:08 PM, Staff A, Provider, was emailed a reminder, and provided the contact information, to pay the AFH’s outstanding annual licensing fee.

On 07/24/2025 at 7:25 AM, Staff A was emailed a reminder about the AFH’s outstanding

Statement of Deficiencies Plan of Correction Page 3 of 3	License #: 755577 Riverview Sr Living Licensee: Riverview Sr Living LLC	Compliance Determination #53781 Completion Date 08/06/2025

annual licensing fee.

Department records reviewed on 08/05/2025 at 2:00 PM showed that the AFH's annual licensing fee, due on 05/15/2025, had not been paid and was showing an outstanding balance.

On 08/05/2025 an attempt to contact Staff A was conducted at 2:16 PM and 3:07 PM and no answer but voicemail messages left requesting contact.

On 08/06/2025 at 6:35 PM, during an unannounced onsite visit, Staff A stated that they received the email correspondence about the past due AFH annual licensing fee but failed to send the payment to the Department.

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, Riverview Sr Living is or will be in compliance with this law and / or regulation on (Date) 08/25/2025

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

Ludmilla Pardatka — Provider (or Representative)

08/19/2025 — Date

annual licensing fee.

Department records reviewed on 08/05/2025 at 2:00 PM showed that the AFH's annual licensing fee, due on 05/15/2025, had not been paid and was showing an outstanding balance.

On 08/05/2025 an attempt to contact Staff A was conducted at 2:16 PM and 3:07 PM and no answer but voicemail messages left requesting contact.

On 08/06/2025 at 6:35 PM, during an unannounced onsite visit, Staff A stated that they received the email correspondence about the past due AFH annual licensing fee but failed to send the payment to the Department.

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, Riverview Sr Living is or will be in compliance with this law and / or regulation on (Date)_____ .

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

Provider (or Representative) _____ Date _____