



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
Aging and Long-Term Support Administration
PO Box 45600, Olympia, WA 98504-5600

August 26, 2024

ELECTRONIC-FACSIMILE

Licensee, Private Retreat AFH LLC
A Private Retreat LLC
3328 167th Pl SW
Lynnwood, WA 98037

Adult Family Home License # **757540**
Entity Representative: Bianca Ungureanu

ISSUANCE OF LIMITS ON A LICENSE

This letter is formal notice of the issuance of limits on the license for your adult family home, located at **3328 167th Pl SW, Lynnwood**, by the State of Washington, Department of Social and Health Services. This action is taken under the authority granted in Washington Administrative Code (WAC) 388-76-10970.

The limits on your license are:

- ***As ordered by a settlement agreement dated July 1, 2024, signed by Administrative Law Judge Mark Graham, the Adult Family Home (AFH) Provider has agreed to the following stipulations:***
 - ***The AFH's landlord and property owner, Benjamin Ungureanu, must not live on the AFH property, must not have unsupervised access to any residents, must not provide care and services to residents, and must not work or volunteer for the AFH in any capacity.***
 - ***Benjamin Ungureanu must only have line-of-sight supervised access to the AFH for the sole purpose of attending to landlord and property duties.***
 - ***Benjamin Ungureanu must not be named as the successor of the AFH in the event the AFH Provider cannot fulfill her duties.***
- ***The Notice of Limits on License must be posted, with the adult family home license, in the AFH in a visible location accessible to residents and visitors.***

These limits are effective on **August 22, 2024**, and remain in effect until lifted by formal Department of Social and Health Services notice.

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The licensee must place the adult family home license, and the enclosed Notice of Limits on License, in the adult family home in a visible location in a common use area where residents, resident representatives, visitors, and anyone else can examine them.

If you have any questions concerning the instructions contained in this letter, please contact Renee Bourque, Field Manager, at (206) 914-5042.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rathana Duong', with a long horizontal flourish extending to the right.

for Rathana Duong
Compliance Specialist
Residential Care Services

Enclosure

cc: Field Manager, Region 2, Unit I
WA LTC Ombuds
Central Files
HP