



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

05/14/2025

Cogir Management USA Inc
Cogir Vancouver Orchards
10011 NE 118th Ave
Vancouver, WA 98682

RE: Cogir Vancouver Orchards # 2472

Dear Administrator:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 59455 (Completion Date 05/14/2025) and 56514 (Completion Date 03/20/2025).

The Department completed a follow-up inspection of your Assisted Living Facility on 05/14/2025 and found no deficiencies.

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

WAC 388-78A-2210 Medication services.

(1) An assisted living facility providing medication service, either directly or indirectly, must:

(b) Develop and implement systems that support and promote safe medication service for each resident.

(2) The assisted living facility must ensure the following residents receive their medications as prescribed, except as provided for in WAC 388-78A-2230 and 388-78A-2250 :

(a) Each resident who requires medication assistance and his or her negotiated service agreement indicates the assisted living facility will provide medication assistance; and

(b) If the assisted living facility provides medication administration services, each resident who requires medication administration and his or her negotiated service agreement indicates the assisted living facility will provide medication administration.

WAC 388-78A-2390 Resident records. The assisted living facility must maintain adequate records concerning residents to enable the assisted living facility:

(1) To effectively provide the care and services agreed upon with the resident; and

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

(2) To respond appropriately in emergency situations.

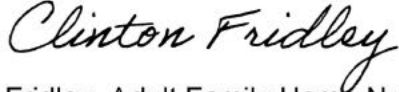
The Department staff who did the On Site verification:

Kyle Gehlen, ALF Licenser - LTC

Jennifer Siharath, ALF Licenser

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

Sincerely,

A handwritten signature in black ink that reads "Clinton Fridley". The signature is written in a cursive, flowing style.

Clinton Fridley, Adult Family Home Nurse Field Manager

Region 3, Unit I

Residential Care Services



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

Statement of Deficiencies	License #: 2472	Compliance Determination # 56514
Plan of Correction	Cogir Vancouver Orchards	Completion Date
Page 1 of 9	Licensee: Cogir Management USA Inc	03/20/2025

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Assisted Living Facility license.

The department completed data collection for the unannounced on-site full inspection on 03/18/2025 and 03/20/2025 of:

Cogir Vancouver Orchards
10011 NE 118th Ave
Vancouver, WA 98682

The following sample was selected for review during the unannounced on-site visit: 10 of 54 current residents and 0 former residents.

The department staff that inspected the Assisted Living Facility:

Jacob Ubl, ALF NCI CI
Jennifer Siharath, ALF Licensor
Kyle Gehlen, ALF Licensor - LTC

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

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

Statement of Deficiencies	License #: 2472	Compliance Determination # 56514
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Page 2 of 9	Licensee: Cogir Management USA Inc	03/20/2025

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.

Clinton Fridley
Residential Care Services

03/31/2025
Date

I understand that to maintain an Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

Debbie Woolen
Administrator (or Representative)

4/3/25
Date

WAC 388-78A-2210 Medication services.

(1) An assisted living facility providing medication service, either directly or indirectly, must:

(b) Develop and implement systems that support and promote safe medication service for each resident.

(2) The assisted living facility must ensure the following residents receive their medications as prescribed, except as provided for in WAC 388-78A-2230 and 388-78A-2250 :

(a) Each resident who requires medication assistance and his or her negotiated service agreement indicates the assisted living facility will provide medication assistance; and

(b) If the assisted living facility provides medication administration services, each resident who requires medication administration and his or her negotiated service agreement indicates the assisted living facility will provide medication administration.

This requirement was not met as evidenced by:

Based on interview and record review, the facility failed to develop and implement systems that support and promote safe medication services when 8 of 10 residents (Resident 2, 3, 4, 5, 6, 7, 9, and 10) had medications that were documented as not consistently given and had no corresponding documentation. This failure placed all sampled residents at risk for complications of their medical conditions due to not receiving their medications as ordered by their provider.

Findings included...

Resident 2 (R2)

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

On 03/18/2025 at 1:00 PM, R2's records showed that they admitted to the facility on [REDACTED]/2024 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R2's medication administration record's (MAR), dated 12/01/2024 through 03/18/2025, showed the following:

- Aspirin (a medication used for stroke and heart attack prevention) 81 milligram (mg) was ordered to be taken daily and was documented as given daily except when it was documented as "DNA" (drug not available) on the following dates: 02/27/2025, 02/28/2025, 03/04/2025, 03/06/2025, 03/09/2025, 03/10/2025, 03/11/2025, 03/12/2025, and 03/15/2025.
- Eliquis (a medication used to prevent and treat blood clots) 5 mg was ordered to be taken twice daily, given morning and night, and was documented as given twice daily except when it was documented as "DNA" (drug not available) on the following dates and times: 02/08/2025 evening dose, 02/09/2025 and 02/10/2025 for the morning and evening doses, 02/11/2025, 02/12/2025 and 02/23/2025 evening doses.
- Spironolactone (a medication used to treat high blood pressure and heart failure) 25 mg was ordered to be taken daily and was documented as given daily except when it was documented as "DNA" (drug not available) on the following dates: 02/06/2025 and 02/08/2025 through 02/10/2025.

Resident 3 (R3)

On 03/19/2025 at 10:00 AM, R3's records showed that they admitted to the facility on [REDACTED]/2023 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R3's MAR's, dated 12/01/2024 through 03/18/2025, showed the following:

- Levothyroxine (a medication used to treat an underactive thyroid gland) 175 micrograms (mcg) was ordered to be taken daily and was documented as given daily except when it was documented as "DNA" (drug not available) on 03/10/2025.

Resident 4 (R4)

On 03/19/2025 at 10:00 AM, R4's records showed that they admitted to the facility on [REDACTED]/2022 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R4's MAR's, dated 12/01/2024 through 03/18/2025, showed the following:

- Aspirin (a medication used for stroke and heart attack prevention) 81 mg was ordered to be taken daily and was documented as given daily except when it was documented as "DNA" (drug not available) on 12/06/2024, 12/07/2024, 12/11/2024, and 12/17/2024.
- Polyethylene glycol (a medication used for the management and treatment of constipation) 17 grams (GM) was ordered to be taken daily and was documented as given daily except when it was documented as "DNA" (drug not available) on the following dates: 12/06/2024, 12/07/2024, 12/11/2024, 12/12/2024, 12/17/2024, and 12/18/2024.
- Centrum Silver multivitamin (a medication to provide vitamin supplementation) was ordered to be taken daily and was documented as given daily except when it was documented as "DNA" (drug not available) on the following dates: 12/06/2024, 12/07/2024, 12/12/2024, 12/17/2024, and 12/18/2024.
- On 01/15/2025 all morning medications were not documented as given or not given.
- On 02/17/2025 all morning medications were not documented as given or not given.

Resident 5 (R5)

On 03/18/2025 at 1:45 PM, R5's records showed that they admitted to the facility on [REDACTED]/2024 with various diagnoses including [REDACTED] ([REDACTED]).

Record review of R5's MAR's, dated 01/01/2025 – 03/18/2025, showed the following:

- Senna (a medication used to treat constipation) 8.6 mg was ordered to be taken twice daily, given morning and night, and was documented as given twice daily except when it was documented as "DNA" (drug not available) on the following dates and times: 01/08/2025 evening dose, 01/10/2025 through 01/12/2025 evening dose, 01/15/2025 through 01/19/2025 evening dose, 01/21/2025 morning dose, and 01/22/2025 evening dose.
- Genteal eye ointment (a medication used to relieve dry eyes) 0.3% was ordered to be taken daily at bedtime and was documented as given daily except when it was documented as "DNA" (drug not available) on the following dates and times: 02/14/2025, 02/24/2025, 02/27/2025, 03/03/2025, 03/05/2025, 03/08/2025 through 03/10/2025, 03/12/2025, and 03/17/2025.

Resident 6 (R6)

On 03/18/2025 at 12:45 PM, R6's records showed that they admitted to the facility on [REDACTED]/2024 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R6's MAR's, dated 12/01/2024 through 03/18/2025, showed the following:

- Apixaban (a medication used to help prevent strokes or blood clots in patients with atrial fibrillation) 5 mg was ordered to be taken twice daily, given morning and evening, and was documented as given twice daily except when it was documented as "DNA" (drug not available) on the following dates at the evening dose time: 12/05/2024, 12/06/2024, 12/08/2024, 12/13/2024, 12/18/2024, 12/23/2024 through 12/25/2024, 12/31/2024, 03/13/2025, 03/14/2025, and 03/16/2025.

Resident 7 (R7)

On 03/18/2025 at 1:15 PM, R7's records showed that they admitted to the facility on [REDACTED]/2023 with various diagnoses including [REDACTED] ([REDACTED]) ([REDACTED]).

Record review of R7's MAR's, dated 12/01/2024 through 03/18/2025, showed the following:

- Cholecalciferol (a medication used to treat vitamin D deficiency) 25 mcg was ordered to be taken daily and was documented as taken daily except when it was not documented on 12/01/2024 and 12/02/2024 as given or not given and documented as "DNA" (drug not available) on 03/03/2025, 03/04/2025, 03/07/2025, 03/09/2025 through 03/12/2025, and 03/15/2025.
- Cyanocobalamin (a medication used to treat and prevent a lack of vitamin B12) 1000 mg to be taken daily and was documented as taken daily except when it was not documented on 12/01/2024 and 12/02/24 as given or not given and documented as "DNA" (drug not available) on 03/03/2025, 03/04/2025, 03/07/2025, 03/09/2025 through 03/12/2025, and 03/15/2025.
- Melatonin (supplement used to help with sleep) 3 mg to be taken daily was not documented on 12/01/2024 as given or not given.
- Rytary (a medication used to treat Parkinson's disease) 48.75-195 mg was ordered to be taken six times daily, and was documented as given six times daily except when it was not documented as given or not on 12/18/2024, 12/26/2024, and 12/27/2024 for the 1:30 PM dose, and on 12/14/2024, 12/15/2024 for the 10:30 PM dose, 01/13/2025 for the 10:30 AM dose, and on 01/06/2025, 01/12/2025, and 01/13/2025 for the 1:30 PM dose.
- Pantoprazole sodium (a medication used to treat heartburn and acid reflux) 40 mg

was ordered to be taken daily and was documented as taken daily except when it was documented as "DNA" (drug not available) on 03/03/2025, 03/04/2025, 03/07/2025, and 03/09/2025.

Resident 9 (R9)

On 03/19/2025 at 11:30 AM, R9's records showed that they admitted to the facility on [REDACTED]/2024 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R9's MAR's, dated 03/01/2025 through 03/18/2025, showed that required vital signs for blood pressure and pulse were not documented on 03/04/2025 and 03/07/2025 and had no corresponding documentation.

Resident 10 (R10)

On 03/19/2025 at 11:25 AM, R10's records showed that they admitted to the facility on [REDACTED]/2023 with various diagnoses including [REDACTED] ([REDACTED]).

Record review of R10's MAR's, dated 03/01/2025 through 03/18/2025, showed the following:

- Jardiance (a medication used to help lower blood sugar levels in people with type 2 diabetes) 25 mg was ordered to be taken daily and was documented as taken daily except when it was documented as "DNA" (drug not available) on 03/10/2025 and 03/11/2025.

On 03/19/2025 at 12:15 PM, Staff A, Executive Director, and Staff C, Regional Health Services Director, acknowledged failed practice in their documentation and that further training was needed.

On 03/20/2025 at 11:45 AM, Staff A, acknowledged all the department's findings.

Statement of Deficiencies

License #: 2472

Compliance Determination # 56514

Plan of Correction

Cogir Vancouver Orchards

Completion Date

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Licensee: Cogir Management USA Inc

03/20/2025

Plan/Attestation Statement

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, Cogir Vancouver Orchards is or will be in compliance with this law and / or regulation on (Date) 5/2/25.

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

Debbie Woodem
Administrator (or Representative)

4/3/25
Date

WAC 388-78A-2390 Resident records. The assisted living facility must maintain adequate records concerning residents to enable the assisted living facility:

- (1) To effectively provide the care and services agreed upon with the resident; and
- (2) To respond appropriately in emergency situations.

This requirement was not met as evidenced by:

Based on interview and record review, the facility failed to maintain a current characteristic roster accurately documenting resident care needs and services for 4 of 10 sampled residents (Residents 1, 2, 4, and 10). This failure placed these four residents at risk for proper care needs not being met.

Findings included...

Resident 1 (R1)

During an unannounced full licensing inspection on 03/19/2025 at 9:30 AM, R1's records showed that they admitted to the facility on [REDACTED]/2023 with various diagnoses including [REDACTED].

Record review of R1's progress notes, dated 12/01/2024 through 03/18/2025, showed documentation that R1 was receiving home health services.

On 03/19/2025 at 12:38 PM, Staff B, Health and Wellness Director, confirmed that R1 was receiving home health services.

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

Record review of the facility's resident characteristics roster (RCR) showed no documentation that R1 was receiving home health services.

Resident 2 (R2)

On 03/18/2025 at 1:00 PM, R2's records showed that they admitted to the facility on [REDACTED]/2024 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R2's Negotiated Service Agreement (NSA), dated 08/08/2024, documented that R2 uses a cane or walker for ambulation and is independent with most activities of daily living (ADL).

Record review of the facility's RCR showed no documentation that R2 uses an assistive device for ambulation and the box for assistance with ADL's was left blank.

Resident 4 (R4)

On 03/19/2025 at 10:00 AM, R4's records showed that they admitted to the facility on [REDACTED]/2022 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R2's assessment and NSA, dated 10/14/2024, documented that R4 uses a walker for ambulation.

Record review of the facility's RCR showed no documentation that R4 uses an assistive device for ambulation.

Resident 10 (R10)

On 03/19/2025 at 11:25 AM, R10's records showed that they admitted to the facility on [REDACTED]/2023 with various diagnoses including [REDACTED] ([REDACTED]) and [REDACTED] ([REDACTED]).

Record review of R10's NSA, dated 12/18/2024, confirmed that R10 is a diabetic.

Record review of the facility's RCR showed no documentation that R10 is a diabetic.

Statement of Deficiencies	License #: 2472	Compliance Determination # 56514
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Page 9 of 9	Licensee: Cogir Management USA Inc	03/20/2025

On 03/20/2025 at 11:45 AM, Staff A, Executive Director, acknowledged all the department's findings.

Plan/Attestation Statement

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, Cogir Vancouver Orchards is or will be in compliance with this law and / or regulation on (Date) 5/2/25.

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

Debbie Wooten
Administrator (or Representative)

4/3/25
Date

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



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

03/31/2025

Cogir Management USA Inc
Cogir Vancouver Orchards
10011 NE 118th Ave
Vancouver, WA 98682

RE: Cogir Vancouver Orchards # 2472

Dear Administrator:

The Department completed a full inspection of your Assisted Living Facility on 03/20/2025 and found that your facility does not meet the Assisted Living Facility requirements.

The Department:

- Wrote the enclosed report; and
- May take licensing enforcement action based on many deficiency listed on the enclosed report; and
- May inspect your program to determine if you have corrected all deficiencies; and
- Expects all deficiencies to be corrected within the timeframe accepted by the department.

You Must:

- Begin the process of correcting the deficiency or deficiencies immediately;
- Contact the Field Manager for clarifications related to the Statement of Deficiencies (SOD);
- Within 10 calendar days after you receive this letter, complete and return the enclosed 'Plan/Attestation Statement';
 - o Sign and date the enclosed report;
 - o For each deficiency, indicate the date you have or will correct each deficiency;
 - o Return the Plan/Attestation Statement and report with signatures to:

Clinton Fridley, Adult Family Home Nurse Field Manager
Residential Care Services
Region 3, Unit I
Preferred methods:

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

eFax: (360) 992-7969

Email: rcsregion3email@dshs.wa.gov

Optional method:

800 NE 136th Ave Ste 200

Vancouver, WA 98684

- Complete correction(s) within 45 days, or sooner if directed by the Department, after review of your proposed correction dates.
- Have your plan approved by the Department.

Consultation(s):

In addition, the Department provided consultation on the following deficiency or deficiencies not listed on the enclosed report.

WAC 388-78A-2950 Water supply. The assisted living facility must:

(6) Provide all sinks in resident rooms, toilet rooms and bathrooms, and bathing fixtures used by residents with hot water between 105 F and 120 F at all times; and

The facility failed to ensure that the hot water temperature in the sinks in resident's rooms in memory care remained between 105 and 120 degrees Fahrenheit. The facility was able to correct the water temperatures to be in compliance with regulation prior to the department exiting the facility.

You Are Not:

- Required to submit a plan of correction for the consultation deficiency or deficiencies stated in this letter and not listed on the enclosed report.

You May:

- Contact me for clarification of the deficiency or deficiencies found.

In Addition, You May:

- Request an **Informal Dispute Resolution (IDR)** review within 10 working days after you receive this letter. Your IDR request **must** include:
 - o What specific deficiency or deficiencies you disagree with;
 - o Why you disagree with each deficiency; and
 - o Whether you want an IDR to occur in-person, by telephone or as a paper review.
 - o Send your request to:

Email: RCSIDR@dshs.wa.gov; or

Fax: (360) 725-3225

If You Have Any Questions:

- Please contact me at (360)746-4675.

Cogir Vancouver Orchards # 2472

03/20/2025

Page 3 of 3

Sincerely,

A handwritten signature in black ink that reads "Clinton Fridley". The signature is written in a cursive, flowing style.

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

Enclosure

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