STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
***1200 Alder Street, Union Gap, WA 98903***

AHR College Place WA ALF TRS Sub, LLC
Eagle Springs Senior Alzheimers Community
20 SE Larch Ave
College Place, WA 99324

RE: Eagle Springs Senior Alzheimers Community License # 2723

Dear Administrator:

This letter addresses Compliance Determination(s) 77484 (Completion Date 05/15/2026) and 76625 (Completion Date 05/06/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 05/15/2026 and found no deficiencies. Your facility meets the Assisted Living Facility licensing requirements.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-78A-2040-1, WAC 388-78A-2040-2, WAC 388-78A-2040

The Department staff who did the off-site verification:
Krista Connelly, Community Nurse Consultant

If you have any questions, please contact me at (509)208-5231.

Sincerely,

Laura Williams-Davis

Laura Williams-Davis, ALF Field Manager
Region 1, Unit G
Residential Care Services

# Residential Care Services
## Investigation Summary Report

**Provider/Facility:** Eagle Springs Senior Alzheimers Community
**License/Cert.#:** 2723
**Compliance Determination #:** 76625
**Investigator:** Krista Connelly
**Investigation Date(s):** 04/29/2026 through 05/06/2026
**Complainant Contact Date(s):**

**Provider Type:** Assisted Living Facility

**Intake ID:** 221646
**Region/Unit #:** RCS Region 1 / Unit G

**Allegation(s):**
The facility failed their life and safety inspections.

**Investigation Methods:**

| | |
|---|---|
| **Sample:** | Total residents: 49<br>Resident sample size: 0<br>Closed records sample size: 0 |
| **Observations:** | Residents<br>Activities<br>Dining<br>Resident rooms<br>Staff to resident interactions |
| **Interviews:** | Executive Director |
| **Record Reviews:** | Fire inspection and re-inspection reports. |

**Investigation Summary:**
Interview with the facility Executive Director stated the initial inspection issues were corrected with the remaining issue scheduled to be fixed. Record review of two fire inspections showed the facility continued to have one issue not corrected. Failed practice identified WAC 388-78A-2026 see Statement of Deficiency dated 05/06/2026.

**Conclusion / Action:**

- [x] Failed Provider Practice Identified / Citation(s) Written
- [ ] Failed Provider Practice Not Identified / No Citation Written
- [ ] N/A

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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 an unannounced on-site complaint investigation on 04/29/2026 of:

Eagle Springs Senior Alzheimers Community
20 SE Larch Ave
College Place, WA 99324

This document references the following complaint number(s): 221646

The following sample was selected for review during the unannounced on-site visit: 0 of 49 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Krista Connelly, Community Nurse Consultant

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 1 , Unit G
1200 Alder Street
Union Gap, WA 98903

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.

Laura Williams-Davis
Residential Care Services

05/08/2026
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.

Administrator (or Representative)

5/11/26
Date

**WAC 388-78A-2040 Other requirements.**

(1) The assisted living facility must comply with all other applicable federal, state, county and municipal statutes, rules, codes and ordinances, including without limitations those that prohibit discrimination.

(2) The assisted living facility must have its building approved by the Washington state fire marshal in order to be licensed

**This requirement was not met as evidenced by:**

Based on interview and record review, the facility failed to maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal found the facility in continued violation of fire codes on reinspection. This failure placed residents living in the facility, staff, and visitors to the facility at risk for harm in the event of a fire.
Findings included...
Record review of the Deputy State Fire Marshal (DSFM)'s report, dated 04/28/2026, showed the facility failed their initial inspection on 02/19/2026. Further review included the follow-up inspection on 04/22/2026, that showed the facility continued to violate the following requirements.
• The automatic fire-extinguishing pull station suppression system in the kitchen was damaged.
In an interview on 04/28/2026 at 4:30 PM, Staff A, Executive Director, stated they had corrected the items and were in communication with the DSFM regarding the status of the remaining item.

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 Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

Administrator (or Representative) | Date

**WAC 388-78A-2040 Other requirements.**

(1) The assisted living facility must comply with all other applicable federal, state, county and municipal statutes, rules, codes and ordinances, including without limitations those that prohibit discrimination.

(2) The assisted living facility must have its building approved by the Washington state fire marshal in order to be licensed.

**This requirement was not met as evidenced by:**

Based on interview and record review, the facility failed to maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal found the facility in continued violation of fire codes on reinspection. This failure placed residents living in the facility, staff, and visitors to the facility at risk for harm in the event of a fire.
Findings included…
Record review of the Deputy State Fire Marshal (DSFM)'s report, dated 04/29/2026, showed the facility failed their initial inspection on 02/19/2026. Further review included the follow-up inspection on 04/22/2026, that showed the facility continued to violate the following requirements:
• The automatic fire-extinguishing pull station suppression system in the kitchen was damaged.
In an interview on 04/29/2026 at 4:30 PM, Staff A, Executive Director, stated they had corrected the items and were in communication with the DSFM regarding the status of the remaining item.

**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, Eagle Springs Senior Alzheimers Community is or will be in compliance with this law and / or regulation on (Date) 6/16/26 .

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

Administrator (or Representative) — Date: 5/11/26

**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, Eagle Springs Senior Alzheimers Community 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.

_____ _____

Administrator (or Representative) Date