

Department of Human Services  
Bureau of Human Service Licensing

June 28, 2021

[REDACTED] CEO  
COMMUNITY WELFARE COUNCIL OF NEWTOWN INC  
226 NORTH LINCOLN AVENUE  
NEWTOWN, PA 18940

RE: PICKERING MANOR PERSONAL  
CARE NEIGHBORHOOD  
226 NORTH LINCOLN AVENUE  
NEWTOWN, PA, 18940  
LICENSE/COC#: 14683

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 06/08/2021 of the above facility, the citations specified on the enclosed Licensing Inspection Summary (LIS) were found.

We have determined that your plan of correction is: Acceptable

All citations specified on the plan of correction must be corrected by the dates specified on the License Inspection Summary (violation report) and continued compliance with Department statutes and regulations must be maintained.

Sincerely,  
Claire Mendez

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY**

**Facility Information**

**Name:** PICKERING MANOR PERSONAL CARE NEIGHBORHOOD **License #:** 14683 **License Expiration Date:** 10/01/2021  
**Address:** 226 NORTH LINCOLN AVENUE, NEWTOWN, PA 18940  
**County:** BUCKS **Region:** SOUTHEAST

**Administrator**

**Name:** [REDACTED] **Phone:** 215-968-3878 **Email:** [REDACTED]

**Legal Entity**

**Name:** COMMUNITY WELFARE COUNCIL OF NEWTOWN INC  
**Address:** 226 NORTH LINCOLN AVENUE, NEWTOWN, PA, 18940  
**Phone:** 2159683878 **Email:** [REDACTED]

**Certificate(s) of Occupancy**

**Type:** I-2 **Date:** 04/29/2020 **Issued By:** Newtown Township

**Staffing Hours**

**Resident Support Staff:** 0 **Total Daily Staff:** 12 **Working Staff:** 9

**Inspection**

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Monitoring **Exit Conference Date:** 06/08/2021

**Inspection Dates and Department Representative**

06/08/2021 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 17 **Residents Served:** 12

**Secured Dementia Care Unit**

**In Home:** No **Area:** **Capacity:** **Residents Served:**

**Hospice**

**Current Residents:** 0

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0 **Are 60 Years of Age or Older:** 12  
**Diagnosed with Mental Illness:** 0 **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 0 **Have Physical Disability:** 1

**Inspections / Reviews**

06/08/2021 Partial

**Lead Inspector:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 07/04/2021

Inspections / Reviews (*continued*)

6/28/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow Up Type: *Document Submission*Follow-Up Date: *06/30/2021*

## 103i - Outdated Food

## 1. Requirements

2600.

103.i. Outdated or spoiled food or dented cans may not be used.

## Description of Violation

*There was an unlabeled, undated bag of chicken patties and a bag of tortillas in the kitchen refrigerator.*

## Plan of Correction

Accept

- All Dietary Staff were in-serviced (June 9, 2021) on proper labeling, dating of food being stored and Serv-Safe standards set forth by the National Restaurant Association. (Attachment "A")
- Posters for shelf life of products being stored are to be kept in a binder in the kitchen for reference. (Attachment "B")
- Cooks educated to check daily for unlabeled food at the end of each shift. This was added to their daily check list at completion of their shift. (Attachment "C")
- Dietary Supervisor will be responsible to audit checklists & refrigerator/freezer weekly.

Completion Date: 06/09/2021

## 183d - Prescription Current

## 1. Requirements

2600.

183.d. Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home.

## Description of Violation

*On 6/08/21, Latanoprost drops .005% prescribed for Resident #1, labeled with an opening date of 4/24/21, was in the home's medication cart. However, the medication's manufacturer's instructions indicates this medication expires 42 days after opening, which would be 6/6/21.*

## Plan of Correction

Accept

- Latanoprost drops that had "Do Not Use After 6/6/21" were immediately disposed of in [REDACTED]
- Policy & Procedure for Medication with a "Do Not Use After Date" was updated by Administrator. (Attachment "D")
- All LPNs and Med Techs were in-serviced on Policy & Procedure regarding Medications with a "Do Not Use After Date" (Attachment "E")
- LPN responsible for discarding medication received Education Counseling (Attachment "F")
- Lead Charge Nurse will be responsible to monitor the Medication "Do Not Use After" Log" weekly. (Attachment "G") during her shift.

Completion Date: 06/15/2021