



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **FDG CB OPCO LLC**

LEGAL ENTITY

To operate **ATRIA AT CRANBERRY WOODS**

NAME OF FACILITY OR AGENCY

Located at **3020 FAIRPORT LANE, CRANBERRY TOWNSHIP, PA 16066**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Personal Care Homes**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **115**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 41**

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **April 13, 2021** until **April 13, 2022**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **452680**

Jennifer Biderup
ISSUING OFFICER

Jamie J. Buchenauer
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.



Emailing Date: April 14, 2021

Mr. W. Bryan Hudson
EVP, General Counsel and Secretary
FDG CB Opco, LLC
300 East Market Street, Suite 100
Louisville, Kentucky 40202

RE: Atria at Cranberry Woods
3020 Fairport Lane
Cranberry Twp., Pennsylvania 16066
License #: 452680

Dear Mr. Hudson:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on March 1, 2021, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because the home is new and not yet serving four or more residents.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Jamie L. Buchenauer". The signature is written in a cursive style with a large, flowing "J" and "B".

Jamie L. Buchenauer
Deputy Secretary
Office of Long-term Living

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

Facility Information

Name: *ATRIA AT CRANBERRY WOODS* License #: *45268* License Expiration Date:
Address: *3020 FAIRPORT LANE, CRANBERRY TOWNSHIP, PA 16066*
County: *BUTLER* Region: *WESTERN*

Administrator

Name: *JOE CONVER* Phone: *724-241-8750* Email:
JOSEPH.CONVER@ATRIASENIORLIVING.COM

Legal Entity

Name: *FDG CB OPCO, LLC*
Address: *300 EAST MARKET STREET, SUITE 100, LOUISVILLE, KY, 40202*
Phone: *502-779-7672* Email: *TOM.GOODWIN@ATRIASENIORLIVING.COM*

Certificate(s) of Occupancy

Type: *I-2* Date: *01/29/2021* Issued By: *CRANBERRY TWP*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *0* Waking Staff: *0*

Inspection

Type: *Full* Notice: *Announced* BHA Docket #:
Reason: *New* Exit Conference Date: *03/01/2021*

Inspection Dates and Department Representative

03/01/2021 - On-Site: Joe Eveges

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *115* Residents Served: *0*

Secured Dementia Care Unit

In Home: *Yes* Area: *LIFE GUIDANCE WING* Capacity: *41* Residents Served: *0*

Hospice

Current Residents: *0*

Number of Residents Who:

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

Inspections / Reviews

03/01/2021 - Full

Lead Inspector: *Joe Eveses*

Follow-Up Type: *POC Submission*

Follow-Up Date: *03/25/2021*

3/26/2021 - POC Submission

Lead Reviewer: *Suzy Quinn*

Follow-Up Type: *Document Submission*

Follow-Up Date: *04/03/2021*

3/26/2021 - Document Submission

Lead Reviewer: *Suzy Quinn*

Follow-Up Type:

Follow-Up Date:

85d - Trash Receptacles

1. Requirements

2600.

85.d. Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

Description of Violation

An uncovered, 1/4 full trash can was next to the kitchen dishwashing station. The lid was on the floor near the can and food preparation was not occurring.

Plan of Correction

Accept

The Executive Director, Director of Culinary Services, Maintenance Director, and/or other designee completed an in-service with appropriate staff, including but not limited, culinary staff and housekeeping staff, regarding 55 Pa. Code Chapter 2600.85.d and the requirement that all trash receptacles must remain covered. In-service sign-in sheets are attached. The Executive Director, Director of Culinary Services, Maintenance Director, and/or appropriate designee placed the lid on the subject trash receptacle located in the kitchen dishwashing station during the inspection survey. The Executive Director, Director of Culinary Services, Maintenance Director, and/or other designee will monitor trash receptacles daily to ensure compliance with 55 Pa. Code Chapter 2600.85.d.

Completion Date: 03/01/2021

Licensee's Proposed Date for POC Implementation



3/26/21 Implemented

85e - Trash Outside Home

1. Requirements

2600.

85.e. Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

Description of Violation

Both lids of the trash dumpster were open, and the dumpster was approximately 1/4 full of trash.

Plan of Correction

Accept

The Executive Director, Maintenance Director, Director of Culinary Services, and/or other designee completed an in-service with all appropriate staff regarding 55 Pa. Code Chapter 2600.85.e and the requirement that all trash outside the personal care home be kept in covered receptacles to prevent penetration of insects and rodents. In-service sign-in sheets are attached. The Executive Director, Director of Culinary Services, Maintenance Director, and/or appropriate designee closed the lids of the trash dumpster during the inspection survey. The Executive Director, Maintenance Director, Director of Culinary Services, and/or other designee will monitor the outside trash receptacles daily to ensure compliance with 55 Pa. Code Chapter 2600.85.e.

Completion Date: 03/01/2021

Licensee's Proposed Date for POC Implementation



3/26/21 Implemented



103g - Storing Food

1. Requirements

2600.

103.g. Food shall be stored in closed or sealed containers.

Description of Violation

There were multiple unsealed items in the refrigerator next to the kitchen fryer station to include:

- * 1 plastic bag containing French fries
- * 1 plastic bag containing 6 chicken strips
- * 1 7.5 pound plastic bag of Yukon gold potatoes, approximately ¼ full

There were multiple unsealed items in the walk in freezer to include:

- * 1 plastic bag containing 6 hamburger patties
- * 1 plastic bag in a box containing hamburger patties
- * 1 plastic bag in a box containing breaded veal slices
- * 1 plastic bag in a box containing cod loins

Plan of Correction

Accept

The Executive Director, Director of Culinary Services, and/or designee completed an in-service with appropriate staff regarding 55 Pa. Code Chapter 2600.103.d and storing food properly. In-service sign-in sheets are attached. The Executive Director, Director of Culinary Services, and/or designee, at the time of the survey inspection, closed and otherwise sealed the subject food items pursuant to 55 Pa. Code Chapter 2600.103.g. The Executive Director, Director of Culinary Services, and/or designee will monitor the storage of food to ensure continued compliance 55 Pa. Code Chapter 2600.103.g.

Completion Date: 03/01/2021

Licensee's Proposed Date for POC Implementation



3/26/21 Implemented

171c - Home's Vehicle Documents

1. Requirements

2600.

171.c. The home shall maintain current copies of the following documentation for each of the home's vehicles used to transport residents:

1. Vehicle registration.

Description of Violation

The home does not have a copy of the registration card for the Ford E350 mini bus used to transport residents.

171c - Home's Vehicle Documents (continued)

Plan of Correction

Accept

The Executive Director, Community Business Director, Maintenance Director, and/or designee reviewed 55 Pa. Code Chapter 2600.171.c. The Executive Director, Community Business Director, Maintenance Director, and/or designee is in the process of obtaining a copy of the registration card for the subject vehicle. The subject vehicle will be taken out of commission until a current copy of the registration is obtained. The Community shall make any necessary arrangements to transport residents in the interim (i.e. ride share service, car service, etc.). The Executive Director, Community Business Director, Maintenance Director, and/or other designee will continue to monitor the status of the registration and ensure the vehicle will not be operated until the registration is received and ensure continued compliance with 55 Pa. Code Chapter 2600.171.c.

Completion Date: 03/01/2021

Licensee's Proposed Date for POC Implementation

 3/26/21 Implemented