



RICK SNYDER  
GOVERNOR

State of Michigan  
DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN  
DIRECTOR

November 26, 2012

Linda Wells  
Waltonwood at University II  
3280 Walton Boulevard  
Rochester Hills, MI 48309

RE: Application #: AH630336571  
Waltonwood at University II  
3280 Walton Boulevard  
Rochester Hills, MI 48309

Dear Ms. Wells:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 80 is issued.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (517) 241-2585.

Sincerely,

Loma M Campbell, Licensing Staff  
Bureau of Children and Adult Licensing  
Suite 1000  
28 N. Saginaw  
Pontiac, MI 48342  
(248) 860-3110

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH630336571
<b>Applicant Name:</b>	Waltonwood II Ltd Dividend Hsg Assoc L.P.
<b>Applicant Address:</b>	7125 Orchard Lake Road West Bloomfield, MI 48322
<b>Applicant Telephone #:</b>	(248) 865-1606
<b>Administrator:</b>	Linda Wells
<b>Authorized Representative:</b>	Steven Tyshka
<b>Name of Facility:</b>	Waltonwood at University II
<b>Facility Address:</b>	3280 Walton Boulevard Rochester Hills, MI 48309
<b>Facility Telephone #:</b>	(248) 375-9664
<b>Application Date:</b>	09/06/2012
<b>Capacity:</b>	80
<b>Program Type:</b>	AGED

## II. METHODOLOGY

04/24/2012	Inspection Completed-Fire Safety : A
09/27/2012	Inspection Completed On-site
09/27/2012	Application Complete/On-site Needed
09/28/2012	Inspection Completed-BCAL Full Compliance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Waltonwood at University II is part of senior retirement community, built in 1996, and located at 3280 Walton Boulevard in Rochester Hills, MI about 30 miles north of Detroit, MI. The facility is located in a suburban area, close to department stores, shopping centers, banking, restaurants, historic downtown Rochester, Oakland University, Meadowbrook Hall, and freeway I-75.

Waltonwood at University II is barrier-free and has through-wall gas forced air heating and cooling in centrally located areas. Each resident's room has an individual temperature control unit for heating and cooling. All common areas are heated and cooled by rooftop heating and cooling units. The entire building is fire suppressed. On 4/24/2012, the Department of Licensing and Regulatory Affairs' Bureau of Fire Services gave approval of the fire safety system in the building.

Waltonwood at University II is a non-smoking facility. The facility uses public water and sewage disposal.

Entrance into Waltonwood at University II requires that a code be entered onto a keypad located adjacent to the door before the door will open. Visitors will have to ring the doorbell and a staff member will open the door. If the code is not entered, the door alarm will sound.

A resident assistance system has been established that will send a signal to the telephone that each staff person carries. All residents have access to an electronic notification button that is wearable via a pendant and to the pull cords located in their rooms that notify the staff member of the need for assistance or emergencies. In case of emergency or the need for assistance, the resident can depress the button or pull the cord to send a signal to the staff member's telephone that indicates the location of the resident.

In 1996, the Department of Community Health (DCH)/Health Facilities Engineering section measured all of the residents' bedrooms, common areas, and living spaces. All of the bedrooms, common areas, and living spaces were found to comply with HFA (Home for the Aged) administrative rules and Public Act 368, as amended. Waltonwood at University II has 41 resident rooms and each of the 41 resident rooms has a shower,

sink, grab bars, and toilet. In addition, general restrooms are available for resident guests and the public.

Waltonwood at University II has an interior courtyard and benches along the exterior of the property as well as outdoor tables and chairs in the courtyard.

## **B. Program Description**

Waltonwood at University II, formerly known as Waltonwood Assisted Living Residence, is an existing home for the aged that had a change in ownership. The previous owner of the facility was Waltonwood Services, L.L.C. and the current owner is Waltonwood II Limited Dividend Housing Association Limited Partnership.

Waltonwood II Limited Dividend Housing Association Limited Partnership is a domestic limited partnership with a Formation/Qualification Date of 10/11/1988, the jurisdiction of origin is the state of Michigan, and the office address is 7125 Orchard Lake Road Suite 200 West Bloomfield, MI 48325. Waltonwood II Limited Dividend Housing Association Limited Partnership has designated Linda Wells as administrator and Steven Tyshka as authorized representative of Waltonwood at University II and both Ms. Wells and Mr. Tyshka are over 18 years of age. Ms. Wells has over seven years' experience working with seniors and is a Certified Assisted Living Director (CALD) through Michigan Center for Assisted Living. Mr. Tyshka has over 14 years of experience working with seniors, and has served as an Executive Director, Area Manager, and Vice President of HFA licensed communities during these fourteen years. In addition, Mr. Tyshka is a Certified Assisted Living Director (CALD) through Michigan Center for Assisted Living and has worked as an attorney in the field of health care and corporate law.

Waltonwood at University II will provide services to individuals who are 60 years of age or older. The services provided are twenty-four hour supervision, room, board, and assistance with personal care, including administration of medications. Waltonwood at University II has designed services and supports according to the residents' cognitive and physical capabilities. Activities will be offered throughout the day and these activities will include outings, shopping, multi-denominational church services, musical entertainment, pet therapy, Forever Fit Program, card games, themed birthday parties, bingo, etc. Waltonwood at University II does not provide transportation services to and from appointments but will provide transportation to activities at no cost to the residents. Carports are available to residents of Waltonwood at University II who have cars. In addition, a beauty salon is located on the premises for the convenience of the residents.

At this time, there are 36 residents residing in the home. The facility is staffed with eight staff members on day shift 7 am to 3:00 pm and afternoon shift 3:00 pm to 11:00 pm; and three staff members on midnight shift 11:00 pm to 7:00 am. All of the staff members working in the home are provided with training that has been specifically designed for Waltonwood at University II. Each staff member's competencies have

been and will be tested via written testing, oral testing, and shadowing by the administrator or designee.

Technical assistance was provided to Ms. Wells concerning Public Acts 368, as amended and administrative rule requirements related to the home, resident, and employee record keeping.

**C. Rule/Statutory Violations**

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

**IV. RECOMMENDATION**

Based on the findings it is recommended that a temporary permit be issued. The terms of the license will enable the licensee to operate a HFA for 80 residents (Aged). The term of the license will be for a six-month period.

*Loma M Campbell*

11/21/12

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Loma M Campbell  
Licensing Staff

Date

Approved By:

*Betsy Montgomery*

11/26/12

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Betsy Montgomery  
Area Manager

Date