



RICK SNYDER  
GOVERNOR

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



MAURA D. CORRIGAN  
DIRECTOR

November 28, 2012

Steven Tyshka  
Waltonwood at Royal Oak  
3450 W. 13 Mile Road  
Royal Oak, MI 48073

RE: Application #: AH630336552  
Waltonwood at Royal Oak  
3450 W. 13 Mile Road  
Royal Oak, MI 48073

Dear Mr. Tyshka:

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 105 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**

**License #:** AH630336552

**Applicant Name:** Waltonwood at Royal Oak, L.L.C.

**Applicant Address:** Suite 200  
7125 Orchard Lake Road  
West Bloomfield, MI 48322

**Applicant Telephone #:** (248) 865-1606

**Authorized Representative:** Steven Tyshka

**Administrator:** Joseph laQuinto

**Name of Facility:** Waltonwood at Royal Oak

**Facility Address:** 3450 W. 13 Mile Road  
Royal Oak, MI 48073

**Facility Telephone #:** (248) 549-6400

**Application Date:** 09/06/2012

**Capacity:** 105

**Program Type:** AGED

## II. METHODOLOGY

09/06/2012	Enrollment
11/15/2012	Inspection Completed-Fire Safety : A
11/27/2012	Inspection Completed On-site
11/27/2012	Inspection Completed-BCAL Full Compliance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Waltonwood at Royal Oak is a Victorian style three story with a partial basement existing Home for Aged (HFA) facility, built in 1999, and located at 3450 West 13 Mile Road in Royal Oak, MI. The facility is located in a suburban area, close to shopping centers, banking, restaurants, downtown Royal Oak, MI, Beaumont Hospital-Royal Oak, and freeways I-696 and I-75.

Waltonwood at Royal Oak 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 11/15/2012, the Department of Licensing and Regulatory Affairs' Bureau of Fire Services gave approval of the fire safety system in the building.

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

Entrance and exiting of Waltonwood at Royal Oak requires that a key fob be swiped across 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 key fob or a numerical code is not entered, the door alarm will sound. All of the other entrance and exit doors to the facility are alarmed but will open after 15 seconds of pressing on the exit bar where an alarm will sound indicating that the door has been opened without using the key fob or a numerical code.

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 1999, Robert Salkeld, Sanitarian, 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 Royal Oak has 82 resident rooms (17 rooms on the first floor, 31 rooms on the second floor, and 34 rooms on the third floor). Each of the 82 resident rooms has a shower, sink, grab bars, toilet and kitchen like area that is equipped with a refrigerator and a sink. In addition, general restrooms are available for resident guests and the public. A beauty salon, library, and an exercise room are located on the premises for the convenience of the residents.

## **B. Program Description**

Waltonwood at Royal Oak 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 at Royal Oak, L.L.C.

Waltonwood at Royal Oak, L.L.C. is a domestic limited partnership with a Formation/Qualification Date of 11/14/2003, 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 at Royal Oak, L.L.C. has designated Joseph laQuinto as administrator and Steven Tyshka as authorized representative of Waltonwood at Royal Oak and both Mr. laQuinto and Mr. Tyshka are over 18 years of age. Mr. laQuinto has over eight 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 Royal Oak 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 Royal Oak 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, etc. Waltonwood at Royal Oak does not provide transportation services to and from appointments but will provide transportation to activities at no cost to the residents.

At this time, there are 78 residents residing in the home. The facility is staffed with nine staff members on day shift 7 am to 3:00 pm and afternoon shift 3:00 pm to 11:00 pm; and four 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 Royal Oak. 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 Mr. laQuinto 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 105 residents (Aged). The term of the license will be for a six-month period.

*Loma M Campbell*

11/28/12

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Loma M Campbell  
Licensing Staff

Date

Approved By:

*Betsy Montgomery*

11/28/12

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Betsy Montgomery  
Area Manager

Date