



RICK SNYDER  
GOVERNOR

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



MAURA D. CORRIGAN  
DIRECTOR

February 27, 2014

Cherice Fortuna  
Oakmont Sterling Assisted  
Suite 100  
25480 Telegraph Rd  
Southfield, MI 48033

RE: Application #: AH500317073  
Oakmont Sterling Assisted  
2200 15 Mile Road  
Sterling Heights, MI 48310

Dear Ms. Fortuna:

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 76 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) 284-9720.

Sincerely,

Andrea Krausmann, Licensing Staff  
Bureau of Children and Adult Licensing  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(586) 256-1632

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH500317073
<b>Applicant Name:</b>	Oakmont Sterling Assisted
<b>Applicant Address:</b>	Suite 100 25480 Telegraph Rd Southfield, MI 48033
<b>Applicant Telephone #:</b>	(248) 356-4060
<b>Authorized Representative:</b>	Cherice Fortuna
<b>Name of Facility:</b>	Oakmont Sterling Assisted
<b>Facility Address:</b>	2200 15 Mile Road Sterling Heights, MI 48310
<b>Facility Telephone #:</b>	(586) 554-7200
<b>Application Date:</b>	01/30/2012
<b>Capacity:</b>	76
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

01/30/2012	Enrollment
02/10/2012	Application Incomplete Letter Sent
02/22/2012	Technical Assistance TA provided on the application incomplete letter and website information as well.
03/13/2012	Contact - Document Received Plan review of project #20120038 by Robert Gruesbeck Health Facilities Engineering Section (HFES) received.
03/20/2012	Contact - Document Received Plan review of project #20120038 by HFES sanitarian Laura Pettit received.
06/28/2012	Construction Permit Received Construction Permit #20120038-P1 issued 6/11/12 expires 6/11/13 from Kasara Zarbinian/Robert Gruesbeck of HFES
08/22/2012	Contact - Document Received Request to amend application received indicating an increase in beds from 66 to 69 beds.
08/23/2012	Modify-Other Capacity increased from 66 to 69 beds per request of owner Armen Kalaydjian.
06/06/2013	Contact - Document Received Designation of authorized representative and administrator to be Cherice Fortuna.
07/22/2013	Contact - Document Received Request to amend application name of facility from Cherrywood Assisted Living and Memory Care to Oakmont Sterling Assisted from owner Armen Kalaydjian.
08/12/2013	Modify-Other Changed name of facility from Cherrywood Assisted Living and Memory Care to Oakmont Sterling Assisted per request of owner Armen Kalaydjian.
10/22/2013	Contact - Document Received Request received to amend application licensee name from Pomkal Sterling Assisted LLC to the dba name Oakmont Sterling Assisted which is listed with the Department of Licensing and Regulatory Affairs. Also, request to amend application received

indicating an increase in beds from 69 to 76 beds.

10/25/2013	Modify-Other Capacity increased from 69 to 76 beds and changed licensee from Pomkal Sterling Assisted LLC to dba Oakmont Sterling Assisted.
02/18/2014	Inspection Completed-Fire Safety : Fire Safety Certification "Temporary until 3-18-14" by William Yost of Bureau of Fire Services (BFS)
02/24/2014	Contact - Document Received Room sheets from Robert Gruesbeck HFES
02/25/2014	Occupancy Approval (AH ONLY) From Robert Gruesbeck HFES however, BFS approval not yet attained.
02/26/2014	Inspection Completed On-site
02/27/2014	Contact - Document Received Email from William Yost that BFS approval is complete and paperwork forthcoming.
02/27/2014	Contact - Document Received Documentation from authorized representative Cherice Fortuna.
02/27/2014	Inspection Completed-BCAL Full Compliance

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

Oakmont Sterling Assisted is a newly constructed (2013-2014) residential building located in Sterling Heights, a northeastern suburb of Detroit. The facility is situated near the corner of two main thoroughfares of Macomb County on 15 Mile Road just east of Dequindre Road. There are several shopping plazas, residential housing, and a park area nearby. An open drainage area is located directly behind the building.

This two-story barrier-free building contains 65 residential units with a total capacity for 76 occupants. The first floor of the building has 30 units, with five units approved for double occupancy (specifically, room numbers 102, 107, 112, 114 and 123). A choice of room design includes a studio or one-bedroom apartment. Each first floor unit provides a small refrigerator for snack keeping and has an attached bathroom. The first floor of the building also includes the main entrance lobby and mail room area, a parlor complete with a baby grand piano, library, cinema for movie watching, TV/café room,

the kitchen, a dining room, an activity/craft room, physical therapy room, prayer room, hair salon, laundry room for resident use, the facility's main laundry facilities, staff break room, and the administrative offices. The first floor is designed for rather independent residents who only require some assisted living care. Residents are provided parking if they still drive their own car and they may have a cat or dog in their apartment, provided that the pet is less than 20 lbs. and the resident is capable of independently caring for the pet. A pet relief area is designated outside the west wing exit door of the building.

The second floor of the building has 35 residential units, with six units approved for double capacity (specifically, room numbers 202,204, 213, 215, 218, and 219). Room design choices on the second floor include a studio, one bedroom, or two bedroom companion suite. Each unit has an attached bathroom. The second floor also has its own dining room, hair salon, laundry room, library, sun room, activity/craft room, spa tub room, and two multi-purpose rooms. This second floor is designed for residents who require assistance with daily living and also have memory care needs. Therefore, all exit doors from the second floor are secured including those doors leading into the stairwells and each door that enters a vestibule before entering the elevators. Windows throughout the building have restricted openings for resident safety.

Resident rooms and bathrooms are equipped with emergency pull-cords which, when activated, will alert staff via pagers. Personal use wrist- and pendant-type emergency alert devices will also be available to first floor residents, if they choose. Staff will communicate with one another via walkie-talkies.

The facility is a smoke-free environment; however, a designated smoking area is located behind the building outside the service delivery entrance.

The facility has public water and sewage and the home is equipped with a generator. The facility has been built with a fire alarm/suppression system that was approved by the Bureau of Fire Services on 02/27/14.

## **B. Program Description**

Oakmont Sterling Assisted is owned by Pomkal Sterling Assisted LLC certified to transact business under the assumed name of Oakmont Sterling Assisted.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs website revealed registration of Pomkal Sterling Assisted LLC effective since filed 12/08/2008.

Oakmont Sterling Assisted will meet the definition of a home for the aged in that it plans to provide room, board, and supervised personal care to unrelated, nontransient, individuals aged 60 years of age or older. The facility will also represent to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training is provided to all staff including specialized training for those working on the memory care floor.

The facility does not provide personal transportation to residents but will assist residents in coordination of such services available locally.

The facility will hold refundable deposits; therefore a surety bond has been secured.

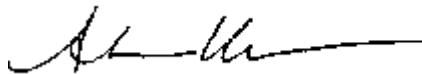
**C. Rule/Statutory Violations**

Technical assistance was provided to the applicant on the licensing act and applicable administrative rule requirements related to a home for the aged.

The facility is in substantial compliance with home for the age public health code and administrative rules.

**IV. RECOMMENDATION**

It is recommended that a 6-month temporary home for the aged license be issued.



02/27/2014

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



2/27/14

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Betsy Montgomery  
Area Manager

Date