



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

May 17, 2019

Cherice Fortuna  
Blossom Ridge, LLC  
Ste 100  
3005 University  
Auburn Hills, MI 48326

RE: Application #: AL630389144  
**Blossom Ridge**  
**3145 Lily Trail**  
**Oakland, MI 48306**

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 20 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Berry".

Cindy Berry, Licensing Consultant  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(248) 860-4475

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AL630389144
<b>Applicant Name:</b>	Blossom Ridge, LLC
<b>Applicant Address:</b>	3005 University #100 Auburn Hills, MI 48326
<b>Applicant Telephone #:</b>	(866) 898-0001
<b>Licensee Designee:</b>	Cherice Fortuna
<b>Administrator:</b>	Cherice Fortuna
<b>Name of Facility:</b>	Blossom Ridge
<b>Facility Address:</b>	3145 Lily Trail Oakland, MI 48306
<b>Facility Telephone #:</b>	(248) 237-7625
<b>Application Date:</b>	06/29/2017
<b>Capacity:</b>	20
<b>Program Type:</b>	AGED

## II. METHODOLOGY

06/29/2017	Enrollment
06/29/2017	Contact - Document Sent Rules and Act books, fire safety string
06/29/2017	Application Incomplete Letter Sent 1326, RI-030, FP for Cherice Fortuna
01/04/2018	Contact - Document Sent 10 Day-letter mailed
01/17/2018	Contact - Telephone call received Cherice left message FP has been done and forms mailed in.
01/23/2018	Contact - Document Received 1326, RI-030, FP for Cherice
01/24/2018	File Transferred to Field Office Pontiac
01/29/2018	Contact - Document Received Licensing file received from Central office
02/13/2018	Application Incomplete Letter Sent
04/17/2019	Application Complete On-site needed
04/30/2019	Inspection Completed On-site
05/16/2019	Inspection Completed-Environmental Health: A
05/16/2019	Inspection Completed-BCAL Full Compliance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Blossom Ridge LLC is located at 3145 Lily Trail in Oakland Township, Michigan and is part of a 20-acre campus that is owned by the Mocerri Family Trust with Dominic and Frances Mocerri listed as the trustees. It is a two-story building with only the west wing of the first floor being used as an adult foster care facility. The facility is wheelchair accessible and consists of 20 apartment style private units with one and two-bedroom floorplans. The floorplans are as follows: one bedroom, one bath; one bedroom with a den and one bath; two bedrooms with one bath or two bedrooms with two baths. Each bathroom has a walk-in shower and contains a pull cord in case of an emergency. Each unit has a kitchen that is equipped with full-size, stainless steel appliances, granite

countertops, an island with snack bar seating, a full-size washer and dryer and a patio that leads to the courtyard or a patio that is enclosed with an iron gate. There is one studio unit that does not contain a full kitchen but has a kitchenette, washer, dryer and walk-in shower. The facility also contains a family room, an aqua room with a walk-in tub, a dining room and a potting tree lounge that leads to the courtyard. Although each unit contains a kitchen, there is a commercial kitchen that has been inspected by the Oakland County Health Division and approved to operate.

The main furnace is in the basement of the facility along with a commercial washer and dryer and a boiler. Each unit contains a furnace inside the unit, or it is enclosed outside of the unit off the patio. The facility is equipped with an interconnected, hardwired smoke detection system, that was installed by a licensed electrician and is fully operational. The facility also contains a sprinkler system and has been determined to be in substantial compliance with all licensing rules pertaining to the Bureau of Fire Services and environmental health. The facility is serviced by municipal water and sewage systems and has weekly trash removal. There are fire extinguishers placed on each side of the west wing and one contained inside each unit.

There are three means of egress, the main entrance at the front of the facility and one on each side of the west wing.

Resident bedrooms and living space inside each unit were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1104	11'9" x 19'2" 10'11" x 12'2" 14'3" x 16'4"	589 (bed and living)	1
1106	11'9" x 19'2" 10'11" x 12'2" 14'3" x 16'4"	589 (bed and living)	1
1107	11'9" x 19'2" 10'11" x 12'2" 14'3" x 16'4"	589 (bed and living)	1
1109	12'11" x 12'6" 14'1" x 16'4"	391 (bed and living)	1
1111	13'8" x 11'5" 12'6" x 16'6" 14'9" x 16'6"	605 (bed and living)	1
1112	11'10" x 10'4" 14'2" x 12'6" 14'1" x 16'4"	529 (bed and living)	1
1113	14'2" x 10'6" 12'0" x 17'6" 14'9" x 16'4"	598 (bed and living)	1



licensed nurse manager, weekly housekeeping, laundry services, daily activities and access to the on-site salon and spa services. Residents will have the ability to utilize the amenities and social activities/events made available to residents residing in other areas of the building but only under the supervision of qualified Blossom Ridge LLC staff members.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

In addition to the above program elements, it is the intent of Blossom Ridge LLC to utilize local community resources for recreational activities including the library, local museums, shopping centers, churches, etc. These resources provide an environment to enhance the quality of life of residents.

### **C. Applicant and Administrator Qualifications**

The applicant is Blossom Ridge LLC which is a "For Profit Corporation" established in Michigan on 8/7/2012. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The Board of Directors of Blossom Ridge LLC has submitted documentation appointing Cherice Fortuna as the licensee designee and administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Ms. Fortuna. Ms. Fortuna was determined to be of good moral character to provide licensed adult foster care. Ms. Fortuna submitted statements from a physician documenting her good health and current negative tuberculosis test results.

Ms. Fortuna has provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. She is a Licensed Practical Nurse (LPN) and has been licensed as such in the State of Michigan since 1984. She has worked as an LPN in various nursing care facilities for more than 30 years, as the Director of Resident Care for two years in a licensed adult foster care facility as well as the Executive Director/Authorized Representative/Administrator for a home for the aged for one year. Ms. Fortuna has also attended numerous trainings that are relevant to the aged population.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of 3 staff for 20 residents per shift. Blossom Ridge LLC acknowledged that the staff to resident ratio may need to be increased in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. Blossom Ridge LLC has indicated that direct care staff will be awake during sleeping hours.

Blossom Ridge LLC acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Blossom Ridge LLC acknowledged an understanding of the responsibility to assess the good moral character of employees. Blossom Ridge acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access” to residents or resident information or both utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)) and the related documents required to demonstrate compliance.

Blossom Ridge LLC acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee or licensee designee will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Blossom Ridge LLC acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Blossom Ridge LLC acknowledged the responsibility to maintain all required documentation in each employee’s record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee’s record.

Blossom Ridge LLC acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Blossom Ridge LLC acknowledges the responsibility to obtain all required forms and signatures that are to be completed prior to, or at the time of each resident’s admission to the home as well as the required forms and signatures to be completed for each resident on an annual basis.

Blossom Ridge LLC acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all the documents that are required to be maintained within each resident’s file.

Blossom Ridge LLC acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Blossom Ridge LLC acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents personal money transactions that have been agreed to be managed by the applicant.

