



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 11, 2023

Gerardo Carbonell
Macomb Woodside LLC
41860 Pondview Drive
Sterling Heights, MI 48314

RE: Application #: AS500410666
Woodside Senior Living
41860 Pondview Drive
Sterling Heights, MI 48314

Dear Mr. Carbonell:

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 6 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 blue ink, appearing to read "EJ".

Eric Johnson, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place, Ste 9-100
3026 W Grand Blvd.
Detroit, MI 48202

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS500410666
Licensee Name:	Macomb Woodside LLC
Licensee Address:	41860 Pondview Drive Sterling Heights, MI 48314
Licensee Telephone #:	(586) 530-7114
Administrator/Licensee Designee:	Gerardo Carbonell, Designee Theresa Berger, Administrator
Name of Facility:	Woodside Senior Living
Facility Address:	41860 Pondview Drive Sterling Heights, MI 48314
Facility Telephone #:	(586) 991-6463
Application Date:	10/24/2021
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

II. METHODOLOGY

10/24/2021	On-Line Enrollment
10/25/2021	Contact - Document Sent 1326, RI030, & AFC100
11/15/2021	Contact - Document Received 1326 & RI030 for Licensees, AFC100 for Responsible Persons
12/15/2021	Contact - Document Received Updated application and additional fee Chk #1038 Amt: \$40.00 to change
03/04/2022	Application Incomplete Letter Sent
10/26/2022	Inspection Completed On-site
10/26/2022	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1994.

A. Physical Description of Facility

The home is in a sub-division suburban community of Sterling Heights, west of M-53. The facility is a brick ranch style home on a residential lot. The home has a paved driveway, with an attached two car garage. The living and dining space in the home contains 568 sq. ft. of activity space. This is adequate for the proposed number of occupants. The home is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. The bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. All of the bedrooms have adequate space, bedding, and storage. All of the bedrooms have a chair and mirror. During the onsite inspection, I observed that the home was in substantial compliance with rules pertaining to maintenance and sanitation.

The home has two primary means of egress equipped with non-locking against egress hardware. The home is wheelchair accessible.

Resident bedrooms were measured and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11'1 x 11'7	130	1
2	13' x 13'8	180	2
3	10'9 x 10'11	110	1
4	19' x 12'11	230	2

Total capacity: 6

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for Woodside Senior Living were reviewed and accepted as written. Woodside Senior Living will provide personal care, supervision, and protection, in addition to room and board, on a 24-hour/day schedule, seven days per week. Woodside Senior Living will provide long term care to the aged, individuals with Alzheimer and physically handicapped.

Woodside Senior Living will provide assistance with activities of daily living including dressing, bathing, personal hygiene, laundry, meal preparation, feeding, and medication administration. Trained staff will provide services such as: recreational and physical activities, and discussion groups.

The proposed staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of one staff to five residents per shift. The applicant acknowledged that the staff to resident ratio may need to be adjusted 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.

C. Rule/Statutory Violations

The applicant is Macomb Woodside LLC., which is a "Domestic Limited Liability Company", established in Michigan on 06/18/21. The applicant has established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Macomb Woodside LLC., appointed Gerardo Carbonell as the licensee designee of the facility. Mr. Carbonell has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The licensee designee, Gerardo Carbonell, has a Doctorate of physical therapy from Utica College. He has over two years of experience providing services to individuals with disabilities, including aged, individuals with Alzheimer's and physically handicapped. He also has over a year of experience as a direct in-home caregiver for the aged, individuals with Alzheimer's and physically handicapped.

The Board of Directors of Macomb Woodside LLC has submitted documentation appointing Theresa Berger as Administrator for this facility. Ms. Berger has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. The administrator, Theresa Berger, has over two years of experience as a director, coordinating and providing services to individuals with disabilities, aged, Alzheimer's and physically handicapped. She also has over a year of experience as a direct in-home caregiver for the individuals with disabilities, aged, Alzheimer's and physically handicapped population.

Licensing record clearance requests were completed for Mr. Carbonell. Mr. Carbonell submitted current medical clearances with a statement from a physician documenting good health and tuberculosis negative results.

Mr. Carbonell 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.

Mr. Carbonell acknowledged an understanding of the responsibility to assess the good moral character of employees and 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) and the related documents required to demonstrate compliance.

Mr. Carbonell acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff who 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.

Mr. Carbonell 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, Mr. Carbonell acknowledged the responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteers and to follow the retention schedule for all of the documents contained within the employee file.

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

Mr. Carbonell acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal 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 updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Mr. Carbonell acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Mr. Carbonell acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Mr. Carbonell acknowledged that a separate Resident Funds Part II BCAL-2319 form will be completed 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 Macomb Woodside LLC,.

Mr. Carbonell acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights and indicated the intent to respect and safeguard these resident rights.

Mr. Carbonell acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Mr. Carbonell acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult small group home (capacity 1-6).



01/11/23

Eric Johnson
Licensing Consultant

Date

Approved By:



01/11/2023

Denise Y. Nunn
Area Manager

Date