



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

May 16, 2023

Louis Andriotti, Jr.  
IP Vista Springs Timber Ridge Opco, LLC  
Ste 110  
2610 Horizon Dr. SE  
Grand Rapids, MI 49546

RE: License #: AL190383347  
**Vista Springs Terraces at Timber Ridge**  
**16260 Park Lake Road**  
**East Lansing, MI 48823**

Dear Mr. Andriotti, Jr.:

Attached is the Renewal Licensing Study Report for the facility referenced above. On 05/12/2023 a renewal on-site inspection at the above facility was completed where violations were cited. During the on-site renewal inspection, a written corrective action plan was addressed relating to the violations cited in the report. After we reviewed the written corrective action plan, you described what actions/measures would be taken to correct the violations. The corrective action plan was signed by you during the on-site inspection and approved by AFC Licensing.

Upon receiving/approval of the corrective action plan, I recommend issuance of a regular license to this AFC large group facility, capacity of twenty. 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 (517) 284-9730.

Sincerely,

*Kevin L Sellers*

Kevin Sellers, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(517) 230-3704



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

**I. IDENTIFYING INFORMATION**

**License#:** AL190383347

**Licensee Name:** IP Vista Springs Timber Ridge Opco, LLC

**Licensee Address:** Ste 110  
2610 Horizon Dr. SE  
Grand Rapids, MI 49546

**Licensee Telephone #:** (303) 929-0896

**Licensee Designee:** Louis Andriotti, Jr.

**Administrator:** Katelyne Prutzna

**Name of Facility:** Vista Springs Terraces at Timber Ridge

**Facility Address:** 16260 Park Lake Road  
East Lansing, MI 48823

**Facility Telephone #:** (517) 339-2322

**Original Issuance Date:** 11/14/2016

**Capacity:** 20

**Program Type:** ALZHEIMERS  
AGED

## II. METHODS OF INSPECTION

Date of On-site Inspection(s): 05/12/2023

Date of Bureau of Fire Services Inspection if applicable: 10/31/2022

Date of Health Authority Inspection if applicable: 04/19/2016

No. of staff interviewed and/or observed 4

No. of residents interviewed and/or observed 4

No. of others interviewed 1 Role: Administrator

- Medication pass / simulated pass observed? Yes  No  If no, explain.
- Medication(s) and medication record(s) reviewed? Yes  No  If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes  No  If no, explain.
- Meal preparation / service observed? Yes  No  If no, explain.
- Fire drills reviewed? Yes  No  If no, explain.
- Fire safety equipment and practices observed? Yes  No  If no, explain.
- E-scores reviewed? (Special Certification Only) Yes  No  N/A   
If no, explain.
- Water temperatures checked? Yes  No  If no, explain.
- Incident report follow-up? Yes  No  If no, explain.
- Corrective action plan compliance verified? Yes  CAP date/s and rule/s:  
CAP On 05/12/2023 rule 316 (1)(g) N/A
- Number of excluded employees followed-up? N/A
- Variances? Yes  (please explain) No  N/A

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was found to be in non-compliance with the following rules:

**R 400.15316**

**Resident records.**

**(1) A licensee shall complete, and maintain in the home, a separate record for each resident and shall provide record information as required by the department. A resident record shall include, at a minimum, all of the following information:**

**(g) Weight record.**

At the time of the onsite inspection, weight records for Residents A and B were not documented in accordance with AFC licensing rules. Resident weights must be recorded every month while residing at the facility.

A corrective action plan was requested and approved on 05/12/2023. It is expected that the corrective action plan be implemented within the specified time frames as outlined in the approved plan. A follow-up evaluation may be made to verify compliance. Should the corrections not be implemented in the specified time, it may be necessary to reevaluate the status of your license.

**IV. RECOMMENDATION**

An acceptable corrective action plan has been received. Renewal of the license is recommended.

*Kevin L. Sellers*

05/16/2023

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Kevin Sellers  
Licensing Consultant

Date