



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
ACTING DIRECTOR

January 12, 2024

Mallissa Yacenic  
Renaissance Gardens at Fox Run  
41215 Fox Run Rd.  
Novi, MI 48377

RE: License #: AH630306479  
Investigation #: 2024A1019021

Dear Licensee:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. Failure to submit an acceptable corrective action plan will result in disciplinary action. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the authorized representative and a date.

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,

Elizabeth Gregory-Weil, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(810) 347-5503

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH630306479
<b>Investigation #:</b>	2024A1019021
<b>Complaint Receipt Date:</b>	12/18/2023
<b>Investigation Initiation Date:</b>	12/20/2023
<b>Report Due Date:</b>	02/17/2024
<b>Licensee Name:</b>	Fox Run Village, Inc.
<b>Licensee Address:</b>	41000 W. 13 Mile Rd. Novi, MI 48377
<b>Licensee Telephone #:</b>	(248) 668-8688
<b>Administrator and Authorized Representative:</b>	Mallissa Yacenic
<b>Name of Facility:</b>	Renaissance Gardens at Fox Run
<b>Facility Address:</b>	41215 Fox Run Rd. Novi, MI 48377
<b>Facility Telephone #:</b>	(248) 668-8720
<b>Original Issuance Date:</b>	02/24/2010
<b>License Status:</b>	REGULAR
<b>Effective Date:</b>	12/13/2023
<b>Expiration Date:</b>	07/31/2024
<b>Capacity:</b>	200
<b>Program Type:</b>	ALZHEIMERS AGED

## II. ALLEGATION(S)

	Violation Established?
Resident A's patio door is leaking.	Yes
Additional Findings	No

## III. METHODOLOGY

12/18/2023	Special Investigation Intake 2024A1019021
12/20/2023	Special Investigation Initiated - Letter Notified APS of the allegations.
01/04/2024	Inspection Completed On-site
01/04/2024	Inspection Completed-BCAL Sub. Compliance

### ALLEGATION:

Resident A's patio door is leaking.

### INVESTIGATION:

On 12/14/23, the department received a complaint regarding Resident A's patio door. The complaint read that on at least 20 occasions in the last two years, water has leaked into Resident A's apartment from his patio door. The complaint read that facility staff have been notified of each occurrence, but a permanent solution has not been offered and they are often dismissed. The complaint read that water most recently leaked into the apartment on 12/9/23. The complaint also read that there are concerns that mold is growing due to the continued leaks and have asked facility staff to test the air quality, but the request was ignored.

On 1/4/24, I conducted an onsite inspection. I interviewed administrator and authorized representative Mallissa Yacenic at the facility. Ms. Yacenic acknowledged that Resident A's family has addressed concerns over the leaking door with her, however is unsure what action has been taken by the facility to rectify the situation. Ms. Yacenic stated that Resident A's carpet has been cleaned following the water leaks but denied knowledge of a request to test the air for mold.

Ms. Yacenic reported that maintenance staff could provide more detailed information pertaining to the scope of work completed in Resident A's apartment.

On 1/4/24, I interviewed Employee 1 at the facility. Employee 1 acknowledged that there is a reoccurring water leak in Resident A's apartment coming from his patio door. Employee 1 reported that he has resealed the perimeter of the door with silicone, but that water continues to build up over the threshold and drain into the apartment. Employee 1 stated that he believes the cause of the issue is that the concrete patio is improperly graded, causing the water to slope towards the building instead of away from it. Employee 1 stated that the grading issue is not visible to the naked eye, however reported that he has ran a hose on the patio and directly observed the water draining into Resident A's apartment. Employee 1 stated that he is not qualified to complete the scope of work that he believes is necessary to fix the problem but reported that he has notified his supervisor of the issue and has not gotten a response. Employee 1 stated that contractors have been out to inspect the door and evaluate the concrete, but to date no work has been completed. Employee 1 could not recall how long he has known about the water leak but stated that it has been at least several months. Employee 1 added that he does not know if there is mold growing in Resident A's apartment and does not believe that the air quality has been tested.

While onsite, I requested to see Resident A's apartment. Ms. Yacenic took me into the apartment where I observed a towel placed on the carpeted living room floor in front of the patio door. I did not observe the presence of water inside the apartment and the carpet was dry to the touch, however a continuous draft of cold air could be felt along the bottom of the door. I walked outside onto the patio, which was also dry.

Prior to leaving the facility, I requested supporting documentation such as communication with Resident A's family referencing the leak, dates of inspections from contractors, work orders and a timeline of action taken to mitigate the leak. Ms. Yacenic provided email communication from Resident A's family informing her of the leak. On 8/24/23, Relative A wrote "*Dad's apartment WT 117 is flooded again 😞. Maintenance has been by at last 10 times to fix. I'm concerned it's a danger to him. Would you please address permanently.*" In another correspondence on 8/24/23, Relative A wrote "*Given the numerous occasions this has happened we have concerns now that mold may be growing. Therefore we think its warranted to have a professional brought in to check for mold. Please advise.*" On 9/2/23, Relative A wrote:

*Mallisa [sic]: please advise what is being done to address [Resident A] (WT 117) apartment flooding issue. Its been 2 years since Dad moved in. It is unacceptable that this ongoing water issue still exists. We are concerned mold could be growing given the number of times the apartment has flooded. If this were a homeowner issue, it would have been resolved by now."*

On 12/10/23, Relative A wrote:

*It happened again last night. I don't understand how my dad's apartment issue can be considered normal and acceptable by Fox run leadership. I plan to report this to the state and may engage a lawyer since we cannot get any resolution from you. I request Fox Run discount my Dads monthly room charges by the cost of the patio until this is FIXED. He shouldn't be charged for something that is faulty. I wish he didn't have a patio room. Never would I dream you would build something and put him in a room that is hazardous to him and his health."*

Ms. Yacenic also provided email communication with the licensee's maintenance services acknowledging the leak. On 7/27/23, Employee 2 emailed Employee 1 "Please take a look at the lower door seal and see if you can tell where it is coming from. I know we have the issue the water was sloped into the door but lets see if we can stop it some how." On 8/12/23, Employee 3 emailed Employee 1 "Water leak in patio door carpet is soaked." On 8/14/23, Employee 1 replied to Employee 3 that he was working on a solution. Additional email correspondence was provided, however none of the emails referenced a solution to the problem or scheduled work to be completed.

In follow up correspondence, Ms. Yacenic reported she does not have specific dates that contractors have inspected Resident A's apartment. At the time of this report, I have not received any work orders or documentation to demonstrate proof of work completed or facilitated by the licensee to permanently fix the problem.

<b>APPLICABLE RULE</b>	
<b>R 325.1979</b>	<b>General maintenance and storage.</b>
	<b>(1) The building, equipment, and furniture shall be kept clean and in good repair.</b>
<b>ANALYSIS:</b>	The facility has not taken timely or sufficient action to address the ongoing water leak in Resident A's apartment.
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

**IV. RECOMMENDATION**

Contingent upon approval of an acceptable corrective action plan, I recommend no changes to the status of the license at this time.



01/12/2024

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Elizabeth Gregory-Weil  
Licensing Staff

Date

Approved By:



01/12/2024

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Andrea Moore  
Area Manager

Date