



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

Saramani Jayaraman
Sylva Villas, L.L.C.
680 Larkspur Pl
St. Joseph, MI 49085

February 2, 2024

RE: License #: AM110369574
Investigation #: 2024A1030011
Ammu's

Dear Ms. Jayaraman:

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. 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 responsible party and a date.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 (616) 356-0183.

Sincerely,

Nile Khabeiry, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AM110369574
Investigation #:	2024A1030011
Complaint Receipt Date:	12/28/2023
Investigation Initiation Date:	12/28/2023
Report Due Date:	02/26/2024
Licensee Name:	Sylva Villas, L.L.C.
Licensee Address:	680 Larkspur Pl St. Joseph, MI 49085
Licensee Telephone #:	(269) 281-0428
Administrator:	Mohan Jayaraman
Licensee Designee:	Saramani Jayaraman
Name of Facility:	Ammu's
Facility Address:	124 Elm Street Niles, MI 49120
Facility Telephone #:	(269) 876-7212
Original Issuance Date:	04/20/2015
License Status:	REGULAR
Effective Date:	10/20/2023
Expiration Date:	10/19/2025
Capacity:	12
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. ALLEGATION(S)

	Violation Established?
<ul style="list-style-type: none"> • The gutters were full of leaves and in disrepair. • There was mold on the vinyl siding. 	Yes
<ul style="list-style-type: none"> • The shower faucet in Resident A's bedroom was broken. • There was a hole in the plumbing access panel in Resident A bedroom. 	Yes
Additional Findings	No

III. METHODOLOGY

12/28/2023	Special Investigation Intake 2024A1030011
12/28/2023	APS Referral
12/28/2023	Special Investigation Initiated - Telephone Interview with complainant
01/02/2024	Contact - Face to Face Interview with Resident A
01/02/2024	Contact - Face to Face Interview with Mesfin Bogale
01/16/2024	Contact - Telephone call made Interview with Sylvan Jayaraman
01/31/2024	Exit Conference Ext conference by phone

ALLEGATION:

The gutters full of leaves and in disrepair.

There is mold on the vinal siding.

INVESTIGATION:

On 12/28/24, I interviewed the complainant by phone. The complainant reported she spoke with Resident A about her concerns and has been to the home to witness the condition of the home.

On 1/2/24 I spoke with direct care staff member (DCSM) Mesfin Bogale at the home and conducted a home inspection due to some allegations of violations with the physical plant. I noted the home's exterior was yellow metal siding and there were areas of green mold on three of the four sides of the home. I also noted the eaves were full of leaves and/or damaged and in disrepair in several areas. After the inspection of the outside of the home I pointed out the violations to Mr. Bogale and reported that he will inform the homeowner.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(4) A roof, exterior walls, doors, skylights, and windows shall be weathertight and watertight and shall be kept in sound condition and good repair.
ANALYSIS:	It was alleged that some of the gutters at the home were full of leaves and in disrepair and there was mold on the vinal siding. Based on a home inspection this violation will be established. Upon inspection I noted the gutters around the home needed to be cleaned and that in some areas the gutters were detached from the home and in need of repair or replacement.
CONCLUSION:	VIOLATION ESTABLISHED

ALLEGATION:

The shower faucet in Resident A’s bedroom is broken.

There is a hole in the plumbing access panel in Resident A bedroom.

INVESTIGATION:

I inspected Resident A’s bedroom and found the shower faucet was damaged and needed to be replaced along with a small hole in the access panel door. Mr. Mesfin took notes of the needed repairs and reported he will speak with the licensee and get them scheduled to be fixed.

On 1/2/24, I interviewed Resident A at the home. Resident A reported her faucet in her shower has been broken for “a little while” and that there was a hole in the access panel that covers some of the pipes to the shower. Resident A reported she informed the staff of the situation.

On 1/16/24, I interviewed Sylvan Jayaraman by phone. Mr. Jayaraman reported he spoke with Mr. Bogale about the concerns noted on 1/2/24. Mr. Jayaraman reported he contacted a company to power wash the outside of the home, however they had a few people ahead of him and will have the gutters clean and repaired. Mr. Jayaraman reported the faucet in Resident A’s shower has been and the hole in the wall have already been fixed and will send photographs of the repairs.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(5) Floors, walls, and ceilings shall be finished so as to be easily cleanable and shall be kept clean and in good repair.
ANALYSIS:	It was alleged that Resident A’s shower faucet was broken and there was a small hole in the plumbing access panel door. Upon inspection of Resident A’s bedroom these allegations were confirmed, and the violations will be established.
CONCLUSION:	VIOLATION ESTABLISHED

On 1/31/24, I shared the findings of the investigation with licensee Mohan Jayaraman by phone. Mr. Jayaraman acknowledged and agreed to complete a Corrective Action Plan.

IV. RECOMMENDATION

Upon submission of an acceptable corrective action plan, I recommend no change to the current license status.

Nile Khabeiry, LMSW

2/2/24

Nile Khabeiry
Licensing Consultant

Date

Approved By:

Russell Misiak

2/2/24

Russell B. Misiak
Area Manager

Date