



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

October 10, 2024

Elonda Grubbe  
Macomb Residential Opportunities Inc.  
Suite #102  
14 Belleview  
Mt Clemens, MI 48043

RE: License #: AS630012622  
Investigation #: 2024A0612037  
Kern Group Home

Dear Ms. Grubbe:

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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Johnna Cade". The signature is written in black ink and is positioned below the word "Sincerely,".

Johnna Cade, Licensing Consultant  
Bureau of Community and Health Systems  
Cadillac Place  
3026 W. Grand Blvd. Ste 9-100  
Detroit, MI 48202  
Phone: 248-302-2409

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
 BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
 SPECIAL INVESTIGATION REPORT  
 THIS REPORT CONTAINS QUOTED PROFANITY**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AS630012622
<b>Investigation #:</b>	2024A0612037
<b>Complaint Receipt Date:</b>	08/20/2024
<b>Investigation Initiation Date:</b>	08/20/2024
<b>Report Due Date:</b>	10/19/2024
<b>Licensee Name:</b>	Macomb Residential Opportunities Inc.
<b>Licensee Address:</b>	Suite #102 - 14 Belleview Mt Clemens, MI 48043
<b>Licensee Telephone #:</b>	(586) 469-4480
<b>Administrator:</b>	Elonda Grubbe
<b>Licensee Designee:</b>	Elonda Grubbe
<b>Name of Facility:</b>	Kern Group Home
<b>Facility Address:</b>	3535 Kern Road Oakland Township, MI 48363
<b>Facility Telephone #:</b>	(248) 377-1940
<b>Original Issuance Date:</b>	05/18/1990
<b>License Status:</b>	REGULAR
<b>Effective Date:</b>	11/11/2022
<b>Expiration Date:</b>	11/10/2024
<b>Capacity:</b>	6
<b>Program Type:</b>	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED

## II. ALLEGATION(S)

	<b>Violation Established?</b>
Home Manager Valerie Sass yelled and screamed at Resident A and pressured her to take a shower/wash her hair.	Yes
Additional Findings	Yes

## III. METHODOLOGY

08/20/2024	Special Investigation Intake 2024A0612037
08/20/2024	Special Investigation Initiated - Letter Email to Recipient Rights Specialist Rishon Kimble.
08/20/2024	APS Referral Recipient Right Specialist Rishon Kimble made a report to Adult Protective Service (APS) via Centralized Intake. APS did not assign the case for investigation.
08/27/2024	Contact - Telephone call made Interview completed with direct care staff 1, direct care staff 2, Resident A and Resident B.
08/28/2024	Contact - Telephone call made Interview completed with reporting source.
08/28/2024	Inspection Completed On-site I completed an unscheduled onsite investigation. I interviewed home manager Valerie Sass and obtained copies of checks.
08/28/2024	Contact - Face to Face Interview completed with Resident A.
08/29/2024	Contact - Telephone call made Interview completed with residential area supervisor Carrie Driscoll.
09/11/2024	Contact - Telephone call made Interview completed with residential area supervisor Carrie Driscoll and home manager Valerie Sass.

09/18/2024	APS Referral Referral made to Adult Protective Services (APS) via electronic file regarding fraud allegation.
09/30/2024	Contact – Documents Received Michigan Department of Corrections search for Toyale Lockett and Laila Lansdown.
09/30/2024	Contact – Telephone call made Interview completed with Oakland County Detective D. Nappe.
10/01/2024	Contact – Telephone call made Telephone call to APS worker Candid Jamerson to coordinate. No answer.
10/07/2024	Contact – Telephone call made Telephone call to APS worker Candid Jamerson to coordinate. No answer.
10/07/2024	Contact – Telephone Received Telephone call received from APS worker Candid Jamerson to coordinate.
10/07/2024	Contact – Documents Sent Email sent to Oakland County Detective D. Nappe requesting update on investigation.
10/08/2024	Exit Conference Telephone call to licensee designee, Elonda Grubbe to conduct an exit conference.

**ALLEGATION:**

**Home Manager Valerie Sass yelled and screamed at Resident A and pressured her to take a shower/wash her hair.**

**INVESTIGATION:**

On 08/20/24, I received an intake that alleged on 08/11/24, Resident A came home from being with her family and getting her hair done at the salon. Home manager Valerie Sass screamed and yelled at Resident A to get in the shower. Resident A told Ms. Sass that she had already taken a shower. Ms. Sass yelled and screamed at Resident A and threatened to call her brother and told Resident A that her brother would not come and pick her up anymore if she did not shower. Resident A got in the shower despite not wanting to. Resident A was upset because she had just gotten her hair done at the

salon. Resident A said, "she can't do that to me, it's not right." On 08/20/24, I emailed Recipient Rights Specialist Rishon Kimble to coordinate. Ms. Kimble stated that she spoke to the reporting source and Resident A. Resident A's testimony was consistent with what was reported in the intake. Resident A said Ms. Sass yelled at her and threatened to call her brother if she did not take a shower. Resident A said she was upset because her hair had just gotten done and Ms. Sass made her wash her hair. Recipient Right Specialist Ms. Kimble stated on 08/20/24, she made a report to Adult Protective Service (APS) via Centralized Intake.

On 08/27/24, I interviewed direct care staff 1 (DCS1). DCS1 requested to remain anonymous. DCS 1 stated she has been working at this home since January 2024. She works 7:00 am – 8:00 pm. DCS1 stated she was not present when the alleged incident occurred, however she heard from a coworker that home manager, Ms. Sass yelled at Resident A and told her to go and shower after she returned from spending time with her family and getting her hair done. DCS1 stated although, she was not present when this specific incident occurred, she has heard Ms. Sass yell at Resident A multiples times in the past.

On 08/27/24, I interviewed direct care staff 2 (DCS 2). DCS 2 requested to remain anonymous. DCS 2 stated she has been working at this home since June 2024. She works 1:00 pm – 9:00 pm on the weekdays and 8:00 am – 8:00 pm on the weekends. DCS2 stated she was not present when the alleged incident occurred however, she has heard Ms. Sass yell at Resident A before.

On 08/27/24, I interviewed Resident B. Resident B stated she could not recall the alleged incident. Resident B stated she has not heard Ms. Sass yell at Resident A at any time.

On 08/27/24, I interviewed Resident A. Resident A stated on Sunday, 08/11/24, she come home from her brother's house, she had gotten her hair done at the salon. Resident A stated when she got home, Ms. Sass screamed and yelled at her to get in the shower. Resident A said she did not want to get in the shower because she did not want to wash her hair because she had just gotten it done. Resident A stated Ms. Sass called her a "bitch" and a liar. Resident A said because Ms. Sass was yelling at her she got in the shower and washed her hair even though she did not want to.

On 08/28/24, I interviewed the reporting source. The reporting source stated on Sunday, 08/11/24, Resident A come home from being with her family and getting her hair done at the salon. Ms. Sass screamed and yelled at Resident A to get in the shower. The reporting source stated Resident A told Ms. Sass that she had already taken a shower at her brother's house. Ms. Sass yelled and screamed at Resident A and threatened to call her brother. Ms. Sass told Resident A that her brother would not come and pick her up anymore if she did not shower. The reporting source stated Resident A got in the shower and washed her hair even though she had just gotten her hair freshly curled at the salon. This was really upsetting to Resident A. The reporting source stated Resident A is high functioning and can communicate appropriately. It was not necessary for Ms.

Sass to pressure her that hard to shower as she had already showered at her brother's home. The reporting source stated she has never heard an argument escalate like this. The reporting source stated she did not hear Ms. Sass use profanity; however, it is possible that she did not hear the entire dispute. The reporting source remarked, Ms. Sass was "yelling and screaming as if she was talking to a stranger on the street."

On 08/28/24, I completed an unscheduled onsite investigation. I interviewed home manager Valerie Sass.

On 08/28/24, I interviewed home manager Valerie Sass. Ms. Sass stated Resident A came home from her brother's house on Sunday. Ms. Sass spoke to Resident A's brother in the driveway. Resident A's brother told Ms. Sass that Resident A got her hair done on Friday, which was two days prior. He said Resident A took a shower at his house, but she did not wash her hair. Resident A's brother told Ms. Sass to make sure Resident A washed her hair before going to workshop on Monday. Ms. Sass stated when she went into the house, she asked Resident A to take a shower. Resident A was upset. Resident A said, "fuck you and fuck my brother." Ms. Sass explained that Resident A was upset because she did not want to wash her hair as she said she had just got her hair curled at the salon. However, Ms. Sass stated Resident A's hair was not freshly curled, it was curled two days ago on Friday.

Ms. Sass stated Resident A went and got her Bath and Body Works bodywash. Ms. Sass noticed that the bottle was full of water. Ms. Sass asked Resident A why she mixed the bodywash with water. Resident A remarked that she had to make it last. Ms. Sass told Resident A that they have plenty of bodywash and she does not need to mix her soap with water. Ms. Sass stated Resident A started screaming. Then, she threw the bottle of bodywash at the mirror. Ms. Sass had Resident A clean up the mess. Then, Resident A started to put body lotion on. Ms. Sass explained to Resident A that the lotion would wash off in the shower. Resident A got in the shower. When she got out of the shower she put on lotion, and she said she felt better using the lotion post shower.

Ms. Sass stated this is typical behavior for Resident A. Ms. Sass stated she never "lost her cool" while talking to Resident A. Ms. Sass denied yelling or raising her voice. Ms. Sass denied the use of profanity. Ms. Sass denied threatening to call Resident A's brother if she did not take a shower. Ms. Sass stated she never attempted to convince Resident A to shower however she did tell her that her brother wanted her to wash her hair before she went to workshop on Monday. Ms. Sass denied telling Resident A that she would not be able to go to her brother's if she did not wash her hair. Ms. Sass stated she did inform Resident A's brother about what occurred, but it was not until several days after the incident. Ms. Sass stated direct care staff Dezhanae (Deja) Bennett was present when this incident occurred. Ms. Sass stated that Ms. Bennett said she did not know Resident A "got that bad." Ms. Sass stated Resident A has started counseling and she has developed coping skills to better manage her emotions.

On 08/28/24, I completed a second interview with Resident A at New Horizons Workshop. Resident A stated she took a shower at her brother's house and when she

got home on Sunday Ms. Sass told her to get in the shower and wash her hair. Resident A said she did not want to get in the shower because she had just gotten her hair curled at the salon and she did not want to wash it. Resident A said, Ms. Sass told her you better be good, or you cannot go to your brothers.

<b>APPLICABLE RULE</b>	
R 400.14308	<b>Resident behavior interventions prohibitions.</b>
	<p><b>(2) A licensee, direct care staff, the administrator, members of the household, volunteers who are under the direction of the licensee, employees, or any person who lives in the home shall not do any of the following:</b></p> <p><b>(f) Subject a resident to any of the following:</b></p> <ul style="list-style-type: none"> <li><b>(i) Mental or emotional cruelty.</b></li> <li><b>(ii) Verbal abuse.</b></li> <li><b>(iii) Derogatory remarks about the resident or members of his or her family.</b></li> <li><b>(iv) Threats.</b></li> </ul>
<b>ANALYSIS:</b>	<p>Based on the information gathered through this investigation there is sufficient information to conclude that home manager Valerie Sass yelled and screamed at Resident A and pressured her to take a shower/wash her hair.</p> <p>Ms. Sass stated Resident A came home from her brother's house on Sunday. Resident A's brother told Ms. Sass that Resident A got her hair done on Friday. He said Resident A took a shower at his house, but she did not wash her hair. Resident A's brother told Ms. Sass to make sure Resident A washed her hair before going to workshop on Monday.</p> <p>Ms. Sass stated when she went into the house, she asked Resident A to take a shower. Resident A was upset. Resident A said, "fuck you and fuck my brother." Ms. Sass stated Resident A was upset because she did not want to wash her hair as she said she had just gotten her hair curled at the salon. However, Ms. Sass clarified that Resident A's hair was not freshly curled, it was curled two days ago on Friday. Resident A continued to display her frustration by screaming and throwing a bottle of bodywash at the mirror.</p> <p>Although Ms. Sass denies yelling, raising her voice, using profanity and/or threatening to call Resident A's brother if she did not take a shower. Resident A and the reporting source consistently stated Ms. Sass screamed and yelled at Resident A to get in the shower despite Resident A verbalizing that she did</p>

	not want to get in the shower/ wash her hair because she had just gotten her hair done. Additionally, the reporting source stated Ms. Sass told Resident A that her brother would not come and pick her up anymore if she did not shower. The reporting source and Resident A consistently stated that Resident A showered and washed her hair even though she did not want to. Resident A reserves the right to decline a shower and/or to decline to wash her hair for any reason.
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

**ADDITIONAL FINDINGS:**

**INVESTIGATION:**

On 08/28/24, I completed an unscheduled onsite investigation. While onsite I interviewed home manager Valerie Sass. Ms. Sass reported fraudulent charges to Resident B and Resident C's checking accounts. While onsite I obtained copies of the fraudulent checks.

On 08/28/24, I interviewed home manager Valerie Sass. Ms. Sass stated four blank checks of Resident B's and four blank checks of Resident C's were stolen from the home. On 08/27/24, Ms. Sass received a call from PNC Bank regarding suspected fraud on Resident B's account. Ms. Sass stated she went into the bank, and she was informed that there were three attempts to cash checks from Resident B's account. Due to the suspicious activity, none of Resident B's checks were cashed. On 08/27/24, Ms. Sass filed a police report with the Oakland County Sheriff's Department. Ms. Sass stated she reviewed all the resident's checkbooks to see if any other checks were missing. While doing so she discovered that Resident C was missing a check. Ms. Sass stated Resident B and Resident C cannot sign their own names, the bank provided copies of the checks that someone attempted to be cashed. The fraudulent checks have the Resident B's and Resident C's signature forged. Ms. Sass stated the resident's checkbooks were being stored in the pantry that is in the kitchen/dining room. This is where resident files are kept. Ms. Sass stated other than herself assistant manager, Dezhanae (Deja) Bennett and direct care staff Alexis Huntington had keys to the pantry. Ms. Sass stated there have been times that she has observed the pantry door unlocked and opened which would have allowed staff without the key to access the pantry. Ms. Sass stated since learning of this financial fraud the lock on the pantry door has been changed, she is the only one with a key.

On 08/29/24, in collaboration with Recipient Rights Specialist Rishon Kimble, I interviewed residential area supervisor Carrie Driscoll via telephone. Ms. Driscoll stated on 08/27/24, she received a call from Ms. Sass who informed her that direct care staff Ms. Bennett no called no showed on 08/26/24. Ms. Bennett sent a text message to Ms. Sass on 08/27/24 and said she would not be in on 08/27/24 or 08/28/24, because she

had to take her daughter to school. This behavior was odd. Then, on 08/27/24, Ms. Sass received a call from PNC Bank regarding suspected fraud on Resident B's bank account. Ms. Driscoll stated Ms. Sass is the only staff person who should be writing checks for the residents. On 08/27/24, Ms. Sass went into PNC Bank she was informed that there were three attempts to cash checks from Resident B's account. Due to the suspicious activity, none of Resident B's checks were cashed. Ms. Driscoll directed Ms. Sass to file a police report upon leaving the bank. Ms. Driscoll also advised Ms. Sass to check the other resident's checkbooks to see if any other checks were missing. Upon doing so, Ms. Sass discovered that there were two more of Resident B's checks that were missing and one of Resident C's. On 08/28/24, PNC Bank asked Ms. Sass to come back in, it was discovered that a check was cashed from Resident C's account. It was deposited through Fidelity Bank in the amount of \$2000.30. The check was made out to Toyale Lockett. Toyale is the son of direct care staff, Latrice Mcfarland. Toyale has a long criminal history and has only been out of jail for a year. Toyale is also direct care staff Deliliah Peete's boyfriend. Ms. Driscoll stated the residents accounts have been locked. Ms. Driscoll stated Ms. Bennett and Ms. Sass had keys to the pantry where the checks were being stored.

On 09/11/24, in collaboration with Recipient Rights Specialist Rishon Kimble, I interviewed residential area supervisor Carrie Driscoll and home manager Valerie Sass via telephone. Ms. Driscoll and Ms. Sass consistently stated a police report was filed with the Oakland County Sheriff's Department, Deputy D. Waskom took the complaint. The case has not yet been assigned to a detective for investigation. PNC Bank cannot provide any additional information due to the police involvement. The provider will reimburse Resident C's funds. It was discovered that the fraudulent checks written from Resident B's account were made out to Laila Lansdown. Direct care staff Ms. Bennett's emergency contact is Lisa Whitehead. Lisa has a daughter named Laila.

I completed a Michigan Department of Corrections Search for Toyale Lockett and Laila Lansdown. There were no hits for Ms. Lansdown. Mr. Lockett is a 31-year-old black male. He is on probation in Wayne County. Mr. Lockett has several tattoos including two of the name Latrice. Mr. Lockett has a criminal history in Michigan and Kentucky. which includes but is not limited to Theft By Deception Including Cold Checks \$1000 < \$10,000, Theft of Identity of Another without Consent, Stolen Property- \$1,000, but less \$20,000, Controlled Substance-Possess Narcotic/Cocaine < 25 Grams, Weapons - Carrying Concealed.

On 09/30/24, I interviewed Oakland County Detective D. Nappe. Detective D. Nappe stated no interviews have been completed at this time. A search warrant has been issued to PNC Bank. On 10/07/24, I contacted Detective D. Nappe via email to inquire if there were any developments in the investigation since issuing the search warrant. As of 10/08/24, I have not received a response.

On 10/07/24, I placed a telephone call to assigned APS worker, Candid Jamerson to coordinate and review my findings. Ms. Jamerson stated she spoke to Detective D.

Nappe last week and he indicated that he planned to conduct interviews with direct care staff in two to three weeks. Ms. Jamerson's investigation is also ongoing.

### **Resident B's Checks – PNC Bank**

*Check # 160*

Pay to the order of: Laila Lansdown

Amount \$8,000

Reason: buying a home

- *This check was not successfully cashed.*

*Check # 161*

Pay to the order of: Laila Lansdown

Amount of \$900

Reason: car payment.

- *This check was not successfully cashed.*

### **Resident C's Checks – PNC Bank**

*Check # 152*

Pay to the order of: Toyale Lockett

Amount of \$2,000.30

Reason: work

- Cashed with: Fidelity

On 10/08/24, I placed a telephone call to licensee designee, Elonda Grubbe to conduct an exit conference and review my findings. Ms. Grubbe chose to have residential area supervisor Carrie Driscoll on speakerphone with her during the call. Ms. Grubbe stated direct care staff Latrice Mcfarland and Dezhanae (Deja) Bennett voluntarily terminated their employment. Ms. Bennett no called no showed, her employment ended effective 09/21/24. Ms. Mcfarland's employment ended effective 09/17/24, she no called no showed for three shifts in a row. Ms. Grubbe stated the lock on the pantry has been changed and the checks are now being stored in a safe. Ms. Driscoll stated she spoke to Detective D. Nappe and was informed that a warrant was issued to PNC bank for the camera footage. There is a connection with several staff from the home and Detective D. Nappe stated, "it is not a matter of if, it is a matter of when they will be convicted." Ms. Grubbe was advised that a corrective action plan is required. She acknowledged

and agreed to submit. Ms. Grubbe was advised that if further relevant information is obtained as a result of the Oakland County Sheriff's police investigation this investigation may be reopened.

<b>APPLICABLE RULE</b>	
<b>R 400.14305</b>	<b>Resident protection.</b>
	<b>(1) A resident shall be assured privacy and protection from moral, social, and financial exploitation.</b>
<b>ANALYSIS:</b>	Based on the information gathered through this investigation there is sufficient information to conclude that Resident C was not protected from financial exploitation. Resident C's checkbook was being stored in the home. Although it is reported that the checks were being stored in a locked pantry there were at least three staff who had the key. Moreover, it was reported by home manager, Valerie Sass that there have been times that she has observed the pantry open and unlocked allowing staff without the key to access the blank checks. Resident C's check (check # 152) was stolen from the home and cashed in the amount of \$2,000.30. The check was made out to Toyale Lockett. Mr. Lockett is not a direct care staff at this facility. However, he has reported ties to direct care staff Latrice Mcfarland and Deliliah Peete.
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

<b>APPLICABLE RULE</b>	
<b>R 400.14315</b>	<b>Handling of resident funds and valuables.</b>
	<b>(10) A licensee, administrator, direct care staff, other employees, volunteers under the direction of the licensee, and members of their families shall not accept, take, or borrow money or valuables from a resident, even with the consent of the resident.</b>
<b>ANALYSIS:</b>	Based on the information gathered through this investigation there is sufficient information to conclude that Resident B and Resident C's money was taken by direct care staff and/or members of the direct care staff's families without their consent. PNC Bank reported fraud on Resident B and Resident C's account. Due to the suspected fraud the checks written from Resident B's account were not successfully cashed. The check

	<p>written from Resident C's account was cashed in the amount of \$2,000.30.</p> <p>Resident B and Resident C's checkbooks were being stored in the home. Although it is reported that the checks were being stored in a locked pantry there were at least three staff who had the key. Moreover, it was reported by home manager, Valerie Sass that there have been times that she has observed the pantry open and unlocked allowing staff without the key to access the blank checks.</p> <p>Resident C's check (check # 152) was made out to Toyale Lockett. Mr. Lockett is not a direct care staff at this facility. However, he has reported ties to direct care staff Latrice Mcfarland and Delillah Peete. Resident B's check although not successfully cashed was made out to Laila Landsdown. Laila is not a direct care staff at this facility. However, she has reported ties to direct care staff Dezhanæ (Deja) Bennett.</p>
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

#### IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan I recommended that this special investigation be closed with no change to the status of the license.

However, if further relevant information is obtained as a result of the Oakland County Sheriff's police investigation this investigation may be reopened.

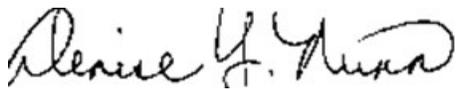


10/08/2024

Johnna Cade  
Licensing Consultant

Date

Approved By:



10/10/2024

Denise Y. Nunn  
Area Manager

Date