



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 21, 2026

Andrea Bubel
Blue Water Developmental Housing, Inc.
Bldg. 1
1362 River Rd.
St. Clair, MI 48079

RE: License #: AS740015319
Oak Leaf Dr
3405 Oak Leaf
Fort Gratiot, MI 48059

Dear Andrea Bubel:

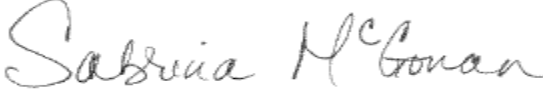
Attached is the Renewal Licensing Study Report for the facility referenced above. The violations cited in the report require the submission of a written corrective action plan. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific dates 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 licensee or licensee designee or home for the aged authorized representative and a date.

Upon receipt of an acceptable corrective plan, a regular license will be issued. If you fail to submit an acceptable corrective action plan, disciplinary action will result.

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, you may contact the local office at (517) 643-7960.

Sincerely,

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

Sabrina McGowan, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 835-1019

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

I. IDENTIFYING INFORMATION

License #: AS740015319

Licensee Name: Blue Water Developmental Housing, Inc.

Licensee Address: Bldg. 1
1362 River Rd.
St. Clair, MI 48079

Licensee Telephone #: (810) 388-1200

Licensee/Licensee Designee: Andrea Bubel

Administrator: Andrea Bubel

Name of Facility: Oak Leaf Dr

Facility Address: 3405 Oak Leaf
Fort Gratioit, MI 48059

Facility Telephone #: (810) 982-0712

Original Issuance Date: 11/19/1993

Capacity: 6

Program Type: PHYSICALLY HANDICAPPED
DEVELOPMENTALLY DISABLED

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 05/19/2026

Date of Bureau of Fire Services Inspection if applicable: N/A

Date of Environmental/Health Inspection if applicable: 05/19/2026

No. of staff interviewed and/or observed 4

No. of residents interviewed and/or observed 4

No. of others interviewed 1 Role: Licensee

- 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.
No IR's to review.
- Corrective action plan compliance verified? Yes CAP date/s and rule/s:
10/29/2024-R308(1) 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 400.645 Environmental health.

(3) A licensee shall provide hot and cold running water under pressure. A licensee shall maintain the hot water temperature for a resident's use at a range of 105 degrees Fahrenheit to 120 degrees Fahrenheit at the fixture.

Hot water tested at 122 degrees.

R 400.685 Resident admission; resident assessment plan; resident care agreement; health care appraisal.

(4) A written assessment plan must be completed with and signed by the resident or the resident's designated representative, responsible agency if applicable, and the licensee at the time of admission and annually thereafter. A licensee shall maintain a copy of the resident's most recent assessment plan on file at the facility for up to 2 years after discharge.

Resident admitted 03/2026. The assessment plan was not signed until 05/2026.

REPEAT VIOLATION.

LSR Dated 05/28/2024 established a violation due to the assessment plan not being signed at the time of admission. The corrective action dated 06/07/2024 and signed by former Licensee Designee, Vonda Wiley stated that the assessment plan would be completed on the date of move-in.

R 400.685 Resident admission; resident assessment plan; resident care agreement; health care appraisal.

(6) A licensee shall complete a written resident care agreement at the time of a resident's admission that includes all of the following:

(a) A statement that the facility is licensed to provide foster care to adults.

- (b) The services to be provided and the fee for those services.**
- (c) Any additional costs in addition to the basic fee that is charged.**
- (d) A resident's rights policy.**
- (e) A discharge policy.**
- (f) Transportation services provided for a basic fee and services that are provided at an extra cost.**
- (g) A refund policy.**
- (h) A resident's funds and valuables policy.**
- (i) An agreement by the licensee to provide care, supervision, and protection to the resident and to ensure transportation services as indicated in the resident's assessment plan and resident care agreement.**
- (j) An agreement by the licensee to respect and safeguard the resident's rights.**
- (k) An agreement by the licensee and resident or the resident's designated representative to follow the facility's discharge policy.**
- (l) An agreement by the resident, resident's designated representative, or responsible agency to provide necessary intake information, including health-related information, at the time of admission.**
- (m) An agreement by the resident or the resident's designated representative to provide a current health care appraisal.**
- (n) An agreement by the resident to follow written house rules if any.**

Resident admitted 03/2026. The agreement was not signed until 05/2026.

REPEAT VIOLATION

LSR Dated 05/28/2024 established a violation due to the written care agreement not being signed at the time of admission. The corrective action dated 06/07/2024 and signed by former Licensee Designee, Vonda Wiley stated that the AFC agreement would be completed on the date of move-in.

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan and receipt of the application and fee, renewal of the license is recommended.

Sabrina McGowan May 21, 2026

Sabrina McGowan
Licensing Consultant

Date