



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

June 1st, 2026

Megan Rheingans
Serene Gardens of Hartland
2799 Bella Vita Dr.
Hartland, MI 48353

RE: License #: AH470393393
Serene Gardens of Hartland
2799 Bella Vita Dr.
Hartland, MI 48353

Dear Megan Rheingans:

Attached is the 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 home for the aged authorized representative and a date.

Upon receipt of an acceptable corrective action plan, a regular license will be issued. If you fail to submit an acceptable corrective action plan, disciplinary action will result. 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 feel free to contact the local office at (517) 335-5985.

Sincerely,

A handwritten signature in cursive script that reads "Kimberly Horst".

Kimberly Horst, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH470393393
Licensee Name:	2799 Bella Vita LLC
Licensee Address:	3520 Davenport Avenue Saginaw, MI 48602
Licensee Telephone #:	(989) 892-0658
Authorized Representative/ Administrator	Megan Rheingans
Name of Facility:	Serene Gardens of Hartland
Facility Address:	2799 Bella Vita Dr. Hartland, MI 48353
Facility Telephone #:	(810) 746-7800
Original Issuance Date:	08/19/2020
Capacity:	79
Program Type:	AGED ALZHEIMERS

II. METHODS OF INSPECTION

Date of On-site Inspection(s):

05/27/2026

Inspection Type:

Interview and Observation Worksheet
 Combination

Date of Exit Conference: 06/01/2026

No. of staff interviewed and/or observed

7

No. of residents interviewed and/or observed

10

No. of others interviewed Role

- Medication pass / simulated pass observed? Yes No If no, explain.
- Medication(s) and medication records(s) reviewed? Yes No If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes No If no, explain. Resident funds not kept in trust.
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
Disaster plans reviewed and staff interviewed.
- Water temperatures checked? Yes No If no, explain.
- Incident report follow-up? Yes IR date/s: N/A
- Corrective action plan compliance verified? Yes CAP date/s and rule/s:
2024A0585020: 03/22/2024; R 325.1922(6)
- 2024A1027082 : 08/06/2024: 1921(1)(b)(7)-
- Number of excluded employees followed up? N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was found to be in non-compliance with the following rules:	
MCL 333.20178	Nursing home, home for the aged, or county medical care facility; description of services to patients or residents with Alzheimer's disease; contents; represents to the public defined.
	(1) Beginning not more than 90 days after the effective date of the amendatory act that added this section, a health facility or agency that is a nursing home, home for the aged, or county medical care facility that represents to the public that it provides inpatient care or services or residential care or services, or both, to persons with Alzheimer's disease or a related condition shall provide to each prospective patient, resident, or surrogate decision maker a written description of the services provided by the health facility or agency to patients or residents with Alzheimer's disease or a related condition. A written description shall include, but not be limited to, all of the following: (d) Staff training and continuing education practices.
Review of staff members employee records revealed the staff members were not trained in Alzheimer's disease and relation conditions.	
R 325.1921	Governing bodies, administrators, and supervisors.
	(1) The owner, operator, and governing body of a home shall do all of the following: (b) Assure that the home maintains an organized program to provide room and board, protection, supervision, assistance, and supervised personal care for its residents.
For Reference: R 325.1901	Definitions.
	(s) "Protection" means the continual responsibility of the home to take reasonable action to ensure the health, safety, and well-being of a resident as indicated in the resident's service plan, including protection from physical harm, humiliation, intimidation, and social, moral, financial, and personal exploitation while on the premises, while under the supervision of the home or an agent or employee of the

	home, or when the resident's service plan states that the resident needs continuous supervision.
Inspection of the medication room refrigerator revealed the refrigerator was below the recommend temperature. In addition, there were insulin pens that were not labeled with a resident name. This practice of unsafe temperatures and lack of labeling medications results in lack of protection for the residents.	
R 325.1922	Admission and retention of residents.
	(1) A home shall have a written resident admission contract, program statement, admission and discharge policy, and a resident's service plan for each resident.
Review of Resident C's records revealed the admission contract was for Bella Vita of Hartland not Serene Gardens of Hartland.	
R 325.1932	Resident's medications.
	(2) Prescribed medication managed by the home must be given, taken, or applied pursuant to labeling instructions, orders and by the prescribing licensed healthcare professional.
Review of Resident A's medication administration record (MAR) revealed Resident A was prescribed Alprazolam 0.25mg tablet with instruction to administer one tablet by mouth every four hours as needed for anxiety/agitation. Review of Resident A's service plan lacked detailed information on how the resident demonstrates anxiety/agitation and what behaviors require the administration of the medication or if staff can use nonpharmaceutical interventions. Similar findings were found with Resident C.	
R 325.1970	Water supply systems.
	(7) The temperature of hot water at plumbing fixtures used by residents shall be regulated to provide tempered water at a range of 105 to 120 degrees Fahrenheit.
Inspection of the facility revealed the water temperature in the spa room was 97 degrees Fahrenheit and 125.1 degrees Fahrenheit in a resident room.	
R 325.1976	Kitchen and dietary.
	(6) Food and drink used in the home shall be clean and wholesome and shall be manufactured, handled, stored,

	prepared, transported, and served so as to be safe for human consumption.
Inspection of the facility kitchen revealed that the kitchen contained items that were opened, unsealed, and were not dated (including but not limited to meat items, cereal, powdered sugar).	
R 325.1979	General maintenance and storage.
	(3) Hazardous and toxic materials shall be stored in a safe manner.
Inspection of the memory care unit revealed cleaner, disinfecting wipes, and hydroxide peroxide were easily accessible to residents on the third and fifth floor. Easily accessible and hazardous and toxic materials are an unnecessary ingestion and poisoning risk to residents with poor safety awareness.	

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, I recommend no change in the status of the license.

Kimberly Hart

06/01/2026

Date

Licensing Consultant