



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

July 30, 2026

Maria Lupas
Rushmore Manor LLC
30540 Rushmore Cir.
Franklin, MI 48025

RE: Application #: AS630420238
Rushmore Manor
30540 Rushmore Cir.
Franklin, MI 48025

Dear Maria Lupas:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 6 is issued.

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) 972-9136.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Donnay".

Kristen Donnay, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3044 West Grand Boulevard
2nd Floor Annex, Suite 2-730
Detroit, MI 48202
(248) 296-2783

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630420238
Licensee Name:	Rushmore Manor LLC
Licensee Address:	30540 Rushmore Cir. Franklin, MI 48025
Licensee Telephone #:	(248) 939-1764
Licensee Designee/Administrator:	Maria Lupas
Name of Facility:	Rushmore Manor
Facility Address:	30540 Rushmore Cir. Franklin, MI 48025
Facility Telephone #:	(248) 939-1764
Application Date:	01/24/2026
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED TRAUMATICALLY BRAIN INJURED

II. METHODOLOGY

01/24/2026	On-Line Enrollment
01/26/2026	PSOR on Address Completed
01/27/2026	Contact - Telephone call received
01/27/2026	Contact - Document Sent
02/05/2026	Contact - Document Received
02/12/2026	Contact - Document Received
02/13/2026	File Transferred To Field Office
02/27/2026	Application Incomplete Letter Sent
04/15/2026	Contact - Document Received
05/07/2026	Contact - Document Received
05/11/2026	Contact - Document Received
05/14/2026	Inspection Completed On-site
06/17/2026	Contact - Document Received
06/24/2026	Inspection Completed On-site
06/24/2026	Inspection Completed-BCAL Full Compliance
07/01/2026	Contact - Document Received
07/24/2026	Contact - Document Received

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Facility Location and Neighborhood Overview:

Rushmore Manor is located at 30540 Rushmore Cir., Franklin, MI 48025. The home is located in the Village of Franklin, near Telegraph and 13 Mile Road. The neighborhood is in a suburban area that is easily accessible to community-based recreational facilities, shopping centers, medical facilities, and places of worship. The home has a large

driveway with ample space for parking. Due to the facility's location, it utilizes both public water and sewage system.

The Franklin-Bingham Farms Police Department responds to emergency calls from the home. Corewell Health William Beaumont University Hospital- Royal Oak and Henry Ford Providence Hospital- Southfield are located less than ten miles from the home.

The home is owned by Natan Investment Group LLC. The applicant, Maria Lupas, is the registered agent for Natan Investment Group LLC. Ownership was verified through property tax records and permission for Licensing and Regulatory Affairs to inspect was received.

Rushmore Manor is a ranch style home with an attached two-car garage. The primary means of egress is the front door, which is equipped with a non-locking against egress lock. The second egress is the sliding glass door that leads to the back patio. The lock has been removed from the sliding glass door to allow for unobstructed egress. The facility has wheelchair ramps at the two approved means of egress from the first floor; therefore, the facility is wheelchair accessible and can accept residents who require the regular use of a wheelchair. The facility's doorways to the living room, dining room, bathroom, and resident bedrooms have a width to allow for residents requiring wheelchairs or other devices to easily navigate through them and access these spaces.

The first floor of the home consists of a living room, dining room, laundry room, kitchen, six single-occupancy resident bedrooms, and two full bathrooms. There is an additional bathroom attached to bedroom #1. The home does not have a basement. The home has a proposed occupancy of six adult foster care residents.

The home is equipped with an electric water heater. The gas furnace is located in a utility closet in the hallway, which is equipped with a 1¾-inch solid core door with an automatic self-closing device and positive latching hardware. The furnace room is equipped with a permanent outside vent that cannot be closed to assure that there is adequate air for proper combustion. The furnace was inspected on 04/10/2026 by a licensed service provider, J & E Heating and Cooling, and was determined to be in good condition and functioning properly. At least one 5-pound multi-purpose fire extinguisher or equivalent is located on each occupied floor. The facility's clothes dryer is vented to the outside using permanent metal duct work.

The applicant acknowledges that all portable heating units used must be in compliance with R 400.729(4), which includes being Underwriters Laboratory (UL) listed and equipped with a tip over sensor, and temperature overheat sensor. The applicant acknowledges portable heating units must not be plugged into extension cords or power strips and must be used in accordance with manufacturer's recommendation and guidelines. Documentation showing compliance with these requirements must be maintained at the facility and available for inspection. The applicant acknowledges when determining if use and placement of a portable heating unit is appropriate, the resident population served and ensuring their safety must be taken into account.

The facility is equipped with interconnected, hardwired smoke detection system, with battery backup. The system was inspected on 05/14/26 and was determined to be fully operational and in good condition. Smoke detectors are located in all sleeping areas, on each occupied floor, in living rooms, and similar spaces, along with all areas that contain flame or heat producing equipment.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	15.9' x 12'	190.8	1
2	12.9' x 10.5'	135.5	1
3	10.8' x 10.5'	113.4	1
4	10.5' x 10'	105	1
5	11.8' x 9.3' (-3.5'x1.6' wardrobe)	104.1	1
6	12.3 x 11.8	145.1	1

Total Capacity: 6

The living, dining, and sitting room areas measure over 605 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate six residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

The admission and discharge policies, program statement, refund policy, personnel policies, emergency preparedness plans, and standard procedures were reviewed and accepted as written.

The applicant intends to provide 24-hour supervision, protection and personal care to six female residents who are ambulatory or non-ambulatory. The home provides services in the least restrictive environment possible for adults who are aged, physically handicapped, have a traumatic brain injury (TBI), and/or who have an Alzheimer's diagnosis.

Rushmore Manor is committed to supporting each resident's physical, emotional, social, cognitive, and personal care needs in a respectful home-like environment. Rushmore Manor will provide individualized, long-term care as an alternative to institutionalization. Rushmore Manor may also provide short-term care services, including hospice care, which may serve as an alternative to, or transition from, long-term care. Rushmore Manor will provide assistance with activities of daily living (ADLs), including but not limited to housekeeping, laundry, meal preparation, nutritional support, medication management, bathing, dressing, grooming, toileting, mobility assistance, supervision,

and redirection. Services will be provided in accordance with each resident's individualized assessment plan. Dental services, physician services, occupational therapy, physical therapy, speech therapy, hospice services, and podiatry care may be scheduled to provide care in the home as needed.

Rushmore Manor understands that residents with Alzheimer's disease or related conditions may need additional support with memory, communication, decision-making, personal care, supervision, behavior changes, wandering, and daily routines. Staff will provide care with patience, respect, reassurance, redirection, and compassion. Rushmore Manor is designed and maintained to provide a safe, comfortable, and home-like environment for residents with Alzheimer's disease or related conditions. Environmental supports may include: clear and safe walking paths, adequate lighting, reduced clutter, safe common areas, a calm and familiar home setting, supervision of exits as needed, visual cues or reminders when appropriate, a home layout arranged to support safety and independence, secured storage of hazardous items, and safe access to personal belongings.

If required, behavioral intervention and crisis intervention programs and personal behavior support plans will be developed and identified in the assessment plan for each resident's social, behavioral, and developmental needs and designed and implemented specific to each resident. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

Rushmore Manor intends to accept residents from referral agencies and programs working with the aged populations, as well as private pay individuals.

Rushmore Manor will ensure the availability of transportation services as agreed upon in the Resident Care Agreement, but shall ensure immediate emergency transportation through use of a recognized available community service.

Rushmore Manor will make provisions for a variety of leisure and recreational equipment. It is the intent of the applicant to utilize local community resources including libraries, local museums, shopping centers, and local parks for additional entertainment and leisure activities.

C. Applicant and Administrator Qualifications

The applicant is Rushmore Manor LLC, which is a "Domestic Limited Liability Company", was established in Michigan, on 01/06/2023. The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. The applicant established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Rushmore Manor LLC has appointed Maria Lupas as Licensee Designee and Administrator for this facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Maria Lupas. Maria Lupas submitted a medical clearance with a statement from a physician documenting her good health, dated 02/12/2026.

Ms. Lupas provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Ms. Lupas has been the licensee for the licensed adult foster care family home, Rushmore Manor (AF630414227), operating at this address since November 2023. In this capacity, Ms. Lupas has experience providing direct care to individuals who are aged, physically handicapped, and/or those diagnosed with TBI or Alzheimer's disease.

The staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of one staff to six residents per shift. The applicant acknowledges that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. The applicant has indicated that direct care staff may be asleep or awake during sleeping hours, depending on the needs of the residents in the home. If there are residents in the home who wander, have a history of falls or seizures, or require assistance with toileting or frequent checks throughout the night, then staff will be awake during sleeping hours.

Ms. Lupas acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Ms. Lupas acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents, resident information, or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee's record to demonstrate compliance.

Ms. Lupas acknowledged an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents. In addition, Ms. Lupas indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Ms. Lupas acknowledged her responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Ms. Lupas acknowledged her responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Ms. Lupas acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

Ms. Lupas acknowledged her responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Ms. Lupas acknowledged her responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Ms. Lupas acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Ms. Lupas acknowledged the requirement to record each resident's funds and itemized transactions including payment for services. Ms. Lupas acknowledged this document will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

Ms. Lupas acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. Ms. Lupas indicated that it is her intent to achieve and maintain compliance with these requirements.

Ms. Lupas acknowledged an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. Ms. Lupas has indicated her intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Ms. Lupas acknowledged her responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

It should be noted that this home was previously licensed as an adult foster care family home, Rushmore Manor (AF630414227). At the time of licensure, there were six residents receiving care in the home.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care small group home, Rushmore Manor (AS630420238), with a capacity of six residents.



07/29/2026

Kristen Donnay
Licensing Consultant

Date

Approved By:



07/30/2026

Ardra Hunter
Area Manager

Date