



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 20, 2026

Stephen Levy
ARHC ARCLRMI01 TRS, LLC
5900 Water Tower PL
Clarkston, MI 48346

RE: License #: AL630365576
Investigation #: 2026A0605031
Addington Place of Clarkston 2

Dear Stephen Levy:

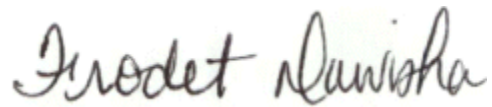
Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- 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) 972-9136.

Sincerely,

A handwritten signature in dark ink, reading "Frodet Dawisha". The signature is written in a cursive style with a light green rectangular highlight behind the name.

Frodet Dawisha, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3044 W. Grand Blvd
2nd Floor Annex, Ste 2-730
Detroit, MI 48202
(248) 303-6348

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL630365576
Investigation #:	2026A0605031
Complaint Receipt Date:	07/23/2026
Investigation Initiation Date:	07/29/2026
Report Due Date:	09/21/2026
Licensee Name:	ARHC ARCLRMI01 TRS, LLC
Licensee Address:	27th Floor 540 Madison Ave New York, NY 10022
Licensee Telephone #:	(248) 625-0500
Administrator:	Rene Parks
Licensee Designee:	Stephen Levy
Name of Facility:	Addington Place of Clarkston 2
Facility Address:	5800 Water Tower Pl Clarkston, MI 48346
Facility Telephone #:	(248) 625-0500
Original Issuance Date:	06/19/2015
License Status:	1ST PROVISIONAL
Effective Date:	05/26/2026
Expiration Date:	11/25/2026
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED/MENTALLY ILL AGED/ALZHEIMERS

II. ALLEGATION(S)

	Violation Established?
There is a roach and bug infestation. A roach was found in food.	No
Dishwasher not working properly. Staff use hand soap instead of dish soap to wash dishes.	Yes
Staff sleeping during their shifts.	No
Residents are soiled and wearing same clothes.	No

III. METHODOLOGY

07/23/2026	Special Investigation Intake 2026A0605031
07/27/2026	APS Referral Adult Protective Services (APS) made referral but will not be investigating these allegations
07/29/2026	Special Investigation Initiated - On Site Conducted unannounced on-site investigation
08/17/2026	Contact - Telephone call made Discussed allegations with direct care staff (DCS)
08/20/2026	Contact - Document Received Email from administrator Rene Parks
08/20/2026	Exit Conference Conducted exit conference with administrator Rene Parks with my findings

ALLEGATION:

There is a roach and bug infestation. A roach was found in food.

INVESTIGATION:

On 07/29/2026, I interviewed DCS Katie Vanhecke regarding the allegations. Katie has seen ants on the floors in the kitchen, but she has not seen a roach in this building or a roach in food. She heard from a past staff member that that staff member saw a roach

in this building about eight months ago. The pest control company Rose has been out bi-weekly and set traps which help with getting rid of the ants.

On 07/29/2026, I interviewed DCS/medication technician Alicia Adams regarding the allegations. Alicia has not seen a roach in this building but has seen ants. She has seen Rose, the pest control company, come out and set traps for the ants. Alicia has not received any complaints from residents or families about roaches found in this building or in the food.

On 07/29/2026, I interviewed DCS Cyonah Pruitt regarding the allegations. She has never seen any ants or roaches in this building or in the food. She reports anything she sees to maintenance and maintenance calls pest control to come out to set traps. No one has reported any roaches found in food.

On 07/29/2026, I interviewed LPN Jasmine White regarding the allegations. Jasmine has not seen any roaches or ants in this building or in the food. If she or staff see any ants/roaches, they contact maintenance who then calls pest control to come out and set traps. There have not been any complaints from residents or families.

On 07/29/2026, I interviewed the administrator Rene Parks regarding the allegations. Ms. Parks stated that there have not been any roaches found in this building, only in building 2. Rose Pest Solutions come out to both buildings with biweekly sprays and set traps. Roaches have never been found in food. The last pest control visit at this building was on 07/13/2026. Ms. Parks emailed me with the pest control visit invoice. The invoice showed that traps were set on 07/13/2026 in this building by Rose Pest Solutions. Ms. Parks also emailed me about their pest control policy where it states that the buildings are treated by pest control monthly against insect and rodent infestation.

On 07/29/2026, I interviewed DCS/medication technician Kimberly Conigliaro regarding the allegations. Kimberly has not seen any roaches in any of the buildings but has seen ants occasionally. When she sees ants, she lets maintenance know who then contacts pest control to come out and set traps. She has never seen any roaches in food.

On 07/29/2026, I interviewed DCS Sheila Potthoff regarding the allegations. She works in both buildings 1 and 2. She has not seen any roaches, just ants in both buildings. She informs maintenance who then calls pest control. Pest control shows up every two weeks, and the last time was about a couple days ago. She has never seen roaches in food.

On 07/29/2026, I interviewed the activity coordinator Maria Hall regarding these allegations. Maria has never seen roaches, only ants in both buildings. The protocol is to use pest control who sets traps. She has never seen a roach in food.

Note: I did not observe any ants/roaches during this visit to this building or in the food.

APPLICABLE RULE	
R 400.645	Environmental health.
	(6) An insect, rodent, or pest control program must be maintained and carried out in a manner that continually protects the health of residents.
ANALYSIS:	Based on my investigation and observations of this building, on 07/29/2026, there were no insect concerns; however, Rose Pest Solutions has been conducting biweekly walkthroughs and setting traps.
CONCLUSION:	VIOLATION NOT ESTABLISHED

ALLEGATION:

Dishwasher not working properly. Staff use hand soap instead of dish soap to wash dishes.

INVESTIGATION:

On 07/29/2026, I interviewed DCS Katie Vanhecke regarding the allegations. This building does not have a dishwasher, but instead they have a dish sanitizer. Staff must wash the dishes with dish soap and then place the dishes into the dish sanitizer, but about 70% of the time, this building runs out of dish soap, so staff must use hand soap. Katie stated that the dish sanitizer is leaving a "film," on the dishes so it is unclear if the dishes are clean or not. Kara Fraser has been working to make sure there is dish soap, but it is unclear who is responsible for providing and ensuring there is dish soap in this building.

On 07/29/2026, I interviewed DCS/medication technician Alicia Adams regarding the allegations. This building does not have a dishwasher, just a dish sanitizer. Staff must wash the dishes/utensils first with dish soap which runs out quickly and if they run out, they use hand soap. After washing the dishes/utensils, they put them in the dish sanitizer to ensure they are clean, but she is unsure if the dish sanitizer is working properly because there is a film left. Alicia stated that the company hired a new maintenance manager, Brandon, so now they have dish soap.

On 07/29/2026, I interviewed DCS Cyonah Pruitt regarding the allegations. This building does not have a dishwasher, but a dish sanitizer that works. She does not know anything about it leaving a film but stated that when they run out of dish soap, which is often, management will buy it and ensure they have it.

On 07/29/2026, I interviewed LPN Jasmine White regarding the allegations. Jasmine stated from her understanding, the dish sanitizer is working properly and there is always

dish soap for staff at this building. She recalls the dish sanitizer company was at this building this week for the dish sanitizer but is unsure what was done.

On 07/29/2026, I interviewed the administrator Rene Parks regarding the allegations. Ms. Parks was unaware that the dish sanitizer was not working properly because no one had brought this to her attention. She is also unaware that there is no dish soap. She escorted me to the kitchen and there was dish soap sitting on the counter near the sink. Ms. Parks stated that staff must wash the dishes/utensils with dish soap and then put them into the dish sanitizer to ensure they are clean. I advised her that staff reported film on the dishes after putting them in the dish sanitizer. She stated that the dish sanitizer manufacturer Ecolab will be contacted by the maintenance personnel, Mike. On 07/29/2026, I met with the Regional Director of Operations Shari Lefevre. Ms. Lefevre stated she is working closely with Rene Parks to address issues that arise. She and Ms. Parks will be implementing procedures regarding dish soap when it runs out and other procedures, they can implement to help staff and to ensure residents' safety and wellbeing.

On 07/29/2026, I interviewed DCS/medication technician Kimberly Conigliaro regarding the allegations. She had to use hand soap to wash dishes because dish soap was out. This happened a couple of months ago, but now there is dish soap. The dish sanitizer is not working properly in this building because the door does not close. Staff must use a towel to close the door, but water still leaks onto the kitchen floor.

On 07/29/2026, I interviewed DCS Sheila Potthoff regarding the allegations. This building has a dish sanitizer that leaks because the door does not close properly. A towel is used to keep the door closed. Sometimes staff run out of dish soap and have to use hand soap to wash dishes, but when this happens, staff let Kara Fraser know who then purchases more. The last time this happened was about two weeks ago.

On 07/29/2026, I interviewed the activity coordinator Maria Hall regarding these allegations. Staff have complained numerous times about no dish soap and having to use hand soap to wash dishes/utensils. There were times when staff brought their own dish soap from their homes to ensure the dishes were washed. Within the last month, she recalls dish soap running out but then Kara Fraser bought some and now there is dish soap in this building.

On 08/17/2026, I interviewed DCS Teriana Chapman regarding the allegations. The dish sanitizer does not work in this building. Most of the time there is no dish soap so staff must use hand soap to wash dishes. As of yesterday, the facility ran out of dish soap, so they had to use hand soap. The dishes are not getting clean because there is no dish soap or dishwasher.

On 08/20/2026, I received an email from Rene Parks with a service visit report completed by Ecolab today regarding the dish sanitizer. The dish sanitizer has damaged door springs, with the door springs broken the door cannot remain closed during the wash cycle, impacting the overall operational effectiveness of the kitchen.

The technician resecured one side of the door, there is a spring and spring rod missing from the left side. The machine is in a compromised state with only one side being held on properly. The technician ran a wash cycle, and it remained closed during the entire cycle. It will work until the new unit arrives.

APPLICABLE RULE	
R 400.665	Food service.
	(8) Kitchen appliances must be properly installed and maintained according to the manufacturer's instructions.
ANALYSIS:	Based on my investigation and information gathered, the dish sanitizer was not working properly as the door was not closing properly causing the water to leak outside onto the kitchen floor. Staff used a towel to prop the door closed when using the dish sanitizer. Ecolab, the manufacturer, made a temporary repair until new units arrived to replace the dish sanitizer.
CONCLUSION:	VIOLATION ESTABLISHED BUT CORRECTED

ALLEGATION:

Staff sleeping during their shifts.

INVESTIGATION:

On 07/29/2026, I interviewed DCS Katie Vanhecke regarding the allegations. Katie denied sleeping during her shifts and stated that “recently,” no staff have been sleeping but she had witnessed around three-four months ago in both buildings 1 and 2 a “nest,” created on chairs when she arrived on first shift. She stated it was third shift she believes were sleeping even though she has never witnessed any staff asleep.

On 07/29/2026, I interviewed DCS/medication technician Alicia Adams regarding the allegations. Alicia denied sleeping during her shifts and stated she has not seen or heard of any staff sleeping during any shift. She stated, “we have a policy of no sleeping during shifts.”

On 07/29/2026, I interviewed DCS Cyonah Pruitt regarding the allegations. Cyonah denied sleeping during her shifts. She has observed “multiple,” staff sleep during first shift, but those staff members were terminated. This occurred months ago.

On 07/29/2026, I interviewed LPN Jasmine White regarding the allegations. Jasmine has not seen any staff sleep during the time she works between 10AM-6PM Monday-Thursday. She does not know what happens after she leaves her shift, but it was reported that a staff member was sleeping in the other building, but not at this building. There is no sleeping policy and if any staff member is found sleeping, they are

terminated. The corporation uses an outside staffing agency who are certified nursing assistants (CNA) that she believes were trained on the no sleeping policy, but she was not the individual that trained them so she cannot confirm. There have not been any reports made to her regarding staff sleeping during their shifts in either buildings 1 or 2.

On 07/29/2026, I interviewed the administrator Rene Parks regarding the allegations. The first week she began with this corporation, she terminated two staff members for sleeping during third shift. All staff members know there is a “no sleeping,” policy and when she is made aware of any staff member sleeping, it is addressed immediately. She has not recently received any complaints about staff sleeping during shifts. There have been issues between staff members that are tattling each other. Ms. Parks emailed me with policy of no sleeping during shifts that are provided to all staff.

On 07/29/2026, I interviewed DCS/medication technician Kimberly Conigliaro regarding the allegations. Kimberly denied sleeping during her shift but stated that she has caught third shift sleeping in the discovery room, but this was months ago and not recent. Those individuals have been terminated.

On 07/29/2026, I interviewed DCS Sheila Potthoff regarding the allegations. Sheila has observed “girls sleeping in the corner of living room.” There is no sleeping policy, but staff still do it. She stated about a week ago, staff member Zamaria and Terianna were asleep. She denied ever sleeping during her shift. This is happening during first shift.

On 07/29/2026, I interviewed the activity coordinator Maria Hall regarding these allegations. Maria has found several staff sleeping during her shift. She works 9AM-5PM. She has reported these issues to Kara Fraser. This occurred months ago, but not recently.

APPLICABLE RULE	
R 400.671	Resident care.
	(1) Staffing shall be sufficient to meet the needs of the residents in accordance with each resident's assessment plan and individual plan of service.
ANALYSIS:	Based on my investigation and information gathered, there is sufficient DCS meeting the needs of all the residents. DCS at this building denied sleeping during their shifts and reported that the DCS that were caught sleeping were terminated. The administrator Rene Parks reeducated DCS on their no sleeping policy.
CONCLUSION:	VIOLATION NOT ESTABLISHED

ALLEGATION:

Residents are soiled and wearing same clothes.

INVESTIGATION:

On 07/27/2026, intake #211690 was referred to by Adult Protective Services (APS) who denied this referral for building 2. This facility was put on a 1st provisional license on 05/26/2026 due to SIR #2026A0605016.

On 07/29/2026, I conducted an unannounced on-site investigation due to receiving additional allegations. There were nine residents sitting in the dining room as they had just finished eating lunch. The residents were served ravioli, vegetables, soup, rice and cake for dessert. All the residents appeared to be clean, dressed appropriately for the day with clean clothes and no one had any odors or appeared to be soiled.

I interviewed DCS Katie Vanhecke regarding the allegations. Katie works first shift from 6:15AM-2:30PM. She has worked in both buildings 1 and 2. She has not arrived at this building and found residents soiled or sitting in feces. Sometimes residents refuse to change their shirts/clothes so they cannot force them to change but do attempt to redirect them so they can change their clothes.

I interviewed DCS/medication technician Alicia Adams regarding the allegations. Alicia works both first and second shifts in both buildings 1 and 2. When she arrives at her shifts, she has never observed any resident soiled or in the same clothes. Laundry is done during each residents' shower days or when their laundry basket is full or clothes are soiled. There have not been any complaints made by families regarding residents found to be soiled.

I interviewed DCS Cyonah Pruitt regarding the allegations. Cyonah works first shift but picks up other shifts if needed in both buildings 1 and 2. She has not observed residents soiled in a long time. It was when she arrived at first shift, she found residents were soiled, but it has been more than a month since it happened. She stated, "third shift is getting better changing the residents." Residents are not in the same clothes unless they choose to be and refuse to change their clothes. Laundry is always done during residents' showers or when their clothes are soiled.

I interviewed the administrator Rene Parks regarding the allegations. She has not observed any resident soil and when she is at this facility, she sees laundry being done by staff. She has placed Kara Fraser and Jasmine White, one in each building to oversee the staff and to focus on any concerns that arise. There have not been any complaints about residents in the same clothes, laundry not done, or residents soiled.

On 07/29/2026, I interviewed DCS/medication technician Kimberly Conigliaro regarding the allegations. Residents are not sitting in soiled urine or feces and are not in the same

clothes. There are a few residents that do not want to change their clothes, but they do not go more than a couple of days in the same clothes. Staff attempt to redirect them by talking to them and that helps.

On 07/29/2026, I interviewed DCS Sheila Potthoff regarding the allegations. She works at both buildings 1 and 2. Residents are being changed/checked every two hours and more often than needed. She has never observed any resident sitting soiled in feces or urine. Laundry is done during residents' shower days and/or when laundry baskets are full or clothes are soiled. Sheila has found residents in the same shirts because third shift is not changing them, so she reports this to Kara Fraser and the medication technician when she finds residents in the same clothes.

On 07/29/2026, I interviewed the activity coordinator Maria Hall regarding these allegations. She is in both buildings 1 and 2. In the past, there have been issues of residents not being changed when soiled, but not anymore. Staff immediately attending to residents with they are soiled. She does not see residents in the same clothes as laundry is done daily. Maria helps fold clothes when staff wash/dry them.

On 08/17/2026, I interviewed DCS Teriana Chapman regarding the allegations. She works in both buildings 1 and 2. She has witnessed residents' being soiled because third shift has not changed them. These issues have been reported to management, but management does not do much until licensing is involved. Teriana stated that Kara Fraser was yelling at her and Cyonah on 07/30/2026 because "the state lady," came to the facility with additional allegations. Teriana stated she informed Kara she was not working on 07/29/2026, but Kara told her and Cyonah that if the "state lady," comes out again, not to allow them into the facility without management being contacted. Teriana stated that staff get into trouble yelled at when staff report concerns about the facility to management.

On 08/20/2026, I conducted the exit conference via telephone with the administrator Rene Parks with my findings. She acknowledged and agreed to submit a corrective action plan.

APPLICABLE RULE	
R 400.671	Resident care.
	(4) A licensee shall provide supervision, protection, and personal care as specified in a resident's assessment plan. A hospice service plan, do-not resuscitate order, or any other advance directive must be included as an addendum to the resident assessment and maintained with the assessment plan in the resident's record.

ANALYSIS:	Based on my investigation and information gathered, residents are being checked/changed every two hours or more often if needed. Also, residents' laundry is done during shower days or when residents' clothes are soiled. I observed the residents during unannounced onsite visits on 07/01/2026 and on 07/29/2026, and all the residents appeared clean and dressed appropriately for the day.
CONCLUSION:	VIOLATION NOT ESTABLISHED

IV. RECOMMENDATION

Contingent upon receiving an acceptable corrective action plan, I recommend continuous of the 1st provisional license.

Frodet Dawisha

08/20/2026

Frodet Dawisha
Licensing Consultant

Date

Approved By:

Denise Y. Nunn

08/20/2026

Denise Y. Nunn
Area Manager

Date