



STATE OF MICHIGAN  
DEPARTMENT OF HUMAN SERVICES  
OFFICE OF CHILDREN AND ADULT LICENSING



JENNIFER M. GRANHOLM  
GOVERNOR

MARIANNE UDOW  
DIRECTOR

July 16, 2007

Kulvinder Hijazin  
Waltonwood at Lakeside  
14650 Lakeside Circle  
Sterling Heights, MI 48313

RE: Application #: AH500285320  
Waltonwood at Lakeside  
14650 Lakeside Circle  
Sterling Heights, MI 48313

Dear Ms. Hijazin:

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 67 is issued.

Please review the enclosed documentation for accuracy and feel free to 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) 241-2585.

Sincerely,

Loma M Campbell, Licensing Staff  
Office of Children and Adult Licensing  
Suite 358  
41000 Woodward  
Bloomfield Hills, MI 48304  
(248) 975-5062

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
OFFICE OF CHILDREN AND ADULT LICENSING  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AH500285320

**Applicant Name:** Waltonwood at Lakeside, L.L.C.

**Applicant Address:** Suite #200  
7125 Orchard Lake Rd.  
West Bloomfield, MI 48325

**Applicant Telephone #:** (248) 865-1600

**Authorized Representative:  
Administrator:** Kulvinder Hijazin  
Karen Watson

**Name of Facility:** Waltonwood at Lakeside

**Facility Address:** 14650 Lakeside Circle  
Sterling Heights, MI 48313

**Facility Telephone #:** (586) 532-6200

**Application Date:** 08/10/2006

**Capacity:** 67

**Program Type:** AGED  
ALZHEIMERS

## II. METHODOLOGY

08/10/2006	Enrollment
08/22/2006	Application Incomplete Letter Sent
06/26/2007	Inspection Completed-Fire Safety : A Re: New H.F.A.  Fire Safety Certification--Approved
06/29/2007	Occupancy Approval (AH ONLY) Project Closure Certificate awarded to Waltonwood at Lakeside (509111) 14650 Lakeside Circle, Sterling Heights, MI 48313. Occupancy Approval Date: June 29, 2007. Approval given by Riyadh Almuqdar, Health Facilities Engineering Section on June 29, 2007.
07/12/2007	Inspection Completed On-site

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Waltonwood at Lakeside is located at 14650 Lakeside Circle in Sterling Heights, MI. The facility is a newly constructed three story, 72 units, metal framed building with a licensing capacity of 67 beds (25 beds on the third floor which is the Memory Care for Alzheimer/dementia or other related condition, 23 beds on the second floor, and 19 beds on the first floor). Waltonwood at Lakeside is in a suburban area, south of Hall Road (M-59), west of Hayes Road, and immediately east of Lakeside Mall. North of the facility is Towne Place Suite Hotel; East is a small lake and Lakeside Terrace Apartments; and South across Shoreline Drive is a retirement community known as Shorehaven Manor.

Waltonwood at Lakeside is the second phase of a continuum of care retirement development. The first phase contains 121 independent living apartments/units. There is a commercial kitchen for the entire development, which was constructed as part of the first phase independent living apartments/units. The kitchen is situated in this central area to directly serve all of the retirement development dining areas.

Waltonwood at Lakeside is barrier-free, has two elevators, and has through-wall gas fired heating with individual electric air conditioning units in each room. All common areas are heated and cooled by rooftop heating and cooling units. The entire building is fire suppressed. On 6/26/2007, the Bureau of Fire Services gave final approval of the fire safety system in this facility. Waltonwood at Lakeside is a non-smoking facility. The facility has public water and sewage.

Each resident's room in the facility has a bathroom that is equipped with a shower, sink, toilet, and grab bars. In addition, a spa Jacuzzi-type tub is available on each of the three levels of the building, as well general restrooms for the public. Bathrooms on the third floor have a contrasting colored door and one wall to provide residents with memory impairments additional visual cues.

Waltonwood at Lakeside has an intercom system throughout the building that interconnects all phases of the building operation. All residents will be given an electronic notification button that is wearable either on a wristband or by necklace. In case of an emergency, the resident can depress the button to send a radio signal to staff stations and reception desk. The signal will also indicate the resident's location within the building. On the third floor, the Memory Care unit, which is a secured locked unit, a fobbing system will be used to enter and exit the unit. In addition, the residents residing in the Memory Care Unit will also wear a device that is part of the "Wander Guard" system that will alert staff when a resident from this unit has wandered away from Memory Care unit area. In other areas of the facility, exit doors are alarmed for the safety and protection of the residents.

On 6/08/2007, Riyadh Almuktar, from the Department of Community Health, Bureau of Health Systems, Division of Health Facilities and Services, Health Facilities Engineering Section, measured all of the residents' bedrooms, common areas, and living spaces. All of the bedrooms, common areas, and living spaces were found to comply with HFA administrative rules and Public Act 368, as amended, and Occupancy Approval of the facility was given on 6/29/2007. Verification of these measurements was received on 7/12/2007.

## **B. Program Description**

Waltonwood At Lakeside, L.L.C., is the licensee for Waltonwood at Lakeside. Waltonwood At Lakeside, L.L.C., is a Domestic Limited Liability Company formed on 6/10/2005 and the jurisdiction of origin is Michigan. Waltonwood At Lakeside, L.L.C., has designated Kulvinder Hijazin to be the authorized representative and Karen Watson to be the administrator of Waltonwood at Lakeside. Both Ms. Hijazin and Ms. Watson are over 18 years of age. Ms. Hijazin has over 13 years of experience and Ms. Watson has over 7 years of experience working with individuals who are 60 years of age or older. Ms. Hijazin has a Bachelor of Science in Biological Sciences , a MBA, and a MBIT. Ms. Watson has a Bachelors of Science in Management and a MSA in Health Care Administration.

Waltonwood at Lakeside will provide services to individuals who are 60 years of age or older including those residents diagnosed with Alzheimer's disease or a related condition. The facility will provide twenty-four hour supervision, room, board, and assistance with personal care, including administration of medications. Waltonwood at Lakeside has designed services and supports according to the resident's cognitive and physical capabilities and level of memory loss. Activities will be offered throughout the day and these activities will include van rides, outings, daily

shuttles to Lakeside Mall, etc. In addition, two beauty salons are located on the premises, several residents' rooms have a view of the lake, a fitness center with specialized machines geared for seniors is located on the first floor, a billiards/game room is located on the first floor, and a courtyard with cement walkway surround the entire community.

At this time, 30 residents are committed to moving into the home over the next couple of months. Staffing levels will depend on the needs of the residents and their individual service plans. Currently, 18 staff have been hired and trained.

During the on site inspection, Waltonwood at Lakeside policies and procedures concerning admission, discharge, disaster planning, medication administration, and day-to-day administration were reviewed. Ms. Hijazin was provided with technical assistance on the statutory requirements, 333.20173 (1a) of Public Act 368, as amended, pertaining to the hiring or contracting of persons who provide direct services to residents.

Technical assistance was provided to Ms. Hijazin concerning Public Act 368, as amended and the administrative rule requirements related to the home, resident, and employee record keeping.

### **C. Rule/Statutory Violations**

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

## **IV. RECOMMENDATION**

Based on the findings, it is recommended that a temporary permit be issued. The terms of the license will enable the licensee to operate a HFA (Home for the Aged) for 67 residents (Aged, Alzheimer). The term of the license will be for a six-month period effective 7/16/2007.



7/16/2007

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Loma M Campbell  
Licensing Staff

Date

Approved By:



7/16/07

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Betsy Montgomery  
Area Manager

Date

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING  
ADDENUM TO ORIGINAL LICENSING STUDY REPORT**

At the request of the authorized representative for the home, Kulvinder Hijazin, and approval by the Department of Community Health/Health Facilities Engineering Section (Riyadh Almuktar) on 7/30/2007, the bed capacity for Waltonwood at Lakeside will be increased from 67 beds to 90 beds. The rooms approved for double occupancy were 1001-1005, 1010, 1015-1019 on the first floor; 2001, 2003-2005, 2010, 2015, and 2016 on the second floor; and the revised room sheets of this increase in bed capacity were provided.

*Loma M Campbell*

10/24/2008

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Loma M. Campbell, Licensing Staff

Date

Approved:

*Betsy Montgomery*

10/24/2008

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Betsy Montgomery, Area Manager

Date