



RICK SNYDER  
GOVERNOR

State of Michigan  
DEPARTMENT OF HUMAN SERVICES  
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN  
DIRECTOR

May 14, 2012

Elmcroft of Kentwood  
4352 Breton Avenue SE  
Kentwood, MI 49512

RE: Application #: AH410314914  
Elmcroft of Kentwood  
4352 Breton Avenue SE  
Kentwood, MI 49512

Dear Mr. Grady:

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 135 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 (616)356-0100.

Sincerely,

Russell B. Misiak, Licensing Staff  
Bureau of Children and Adult Licensing  
Unit 13, 7th Floor  
350 Ottawa, N.W.  
Grand Rapids, MI 49503  
(616) 916-3815

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH410314914
<b>Applicant Name:</b>	Kentwood Operations, LLC
<b>Applicant Address:</b>	9510 Ormsby Station Road Louisville, KY 40223
<b>Applicant Telephone #:</b>	(502) 753-6004
<b>Administrator:</b>	Laura Blount
<b>Authorized Representative:</b>	David Grady
<b>Name of Facility:</b>	Elmcroft of Kentwood
<b>Facility Address:</b>	4352 Breton Avenue SE Kentwood, MI 49512
<b>Facility Telephone #:</b>	(616) 281-5170
<b>Application Date:</b>	08/15/2011
<b>Capacity:</b>	135
<b>Program Type:</b>	Aged and Alzheimer's

## II. METHODOLOGY

08/15/2011	Enrollment
08/23/2011	File Transferred To Field Office Grand Rapids
09/20/2011	Application Incomplete Letter Sent
10/10/2011	Contact - Document Received Elmcroft policies and procedures received.
10/26/2011	Contact - Document Received proposed admission contract and resident handbook
11/08/2011	Contact - Face to Face Meeting in Kentwood with Mr. Grady, Ms. Kronk, Ms. Crissman, Ms. Krausmann, and Mr. Misiak. Admission Contract and Handbook review.
11/08/2011	Contact - Document Received Proposed program statements for both assisted living and memory unit from Ms. Kronk.
11/14/2011	Contact - Document Received Revised admission contract and handbook from Mr.Grady.
11/16/2011	Contact - Document Sent Approval given for admission contract and handbook.
11/29/2011	Contact - Document Received Revised Elmcroft Policies and procedures.
12/06/2011	Contact - Document Sent Email to Mr. Grady regarding revisions needed to Policies and Procedures.
01/10/2012	Contact- Face to Face Meeting in Lansing with Ms. Kronk, Mr. Goyette, Ms. Crissman, Ms. Montgomery, Ms. Crissman, and Mr. Misiak discussed licensure process.
01/17/2012	Contact – Document Received Surety Bond
1/27/2012	Contact - Document Received Admission contract, disaster plan, program statements

02/29/2012	Contact – Telephone call made Conference call with Ms.Kronk requesting revised documents.
03/22/2012	Contact - Document Received TB screening policy
03/28/2012	Contact - Document Received Revised program statements and disaster plans
04/03/2012	Contact - Document Sent Email requesting further development of disaster plans and program statements.
04/24/2012	Contact - Document Sent Mr. Misiak requested revised documentation.
04/27/2012	Contact - Telephone call made Conference call; Ms. Kronk, Ms. Krausmann, and Mr. Misiak regarding revision needed.
04/30/2012	Contact - Document Received Revised documents received.
05/02/2012	Contact - Document Sent Policies and Procedures approved
05/07/2012	Inspection completed- Onsite

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

Elmcroft of Kentwood is a one story facility located in central Kentwood. The facility has been continually licensed as a home for the aged since 2001. The assisted living area of the facility is comprised of 23 studio units, 12 suite units, 10 one-bedroom apartments, and 19 two-bedroom apartments. Each of the units has its own barrier free bathroom containing a toilet, shower, and sink. Additionally, each living unit is outfitted with a small refrigerator, a small kitchenette counter top, and a cupboard. The hallways within the assisted living area of the facility form a figure eight with the main entrance, staff offices, resident library, resident post office boxes, and gathering area at the westerly end. The kitchen, resident dining room, facility laundry, and activity room are located in the middle area, and beauty salon, resident laundry room, and large bathing room are located at the easterly end. Laundry room and janitor closets are secured for resident safety. Residents of the assisted living area may choose to enjoy outdoor activities with unrestricted access to two completely enclosed outdoor courtyards separated by the main dining room. With the exception of the main lobby entry door and doors leading to the courtyards, all other exits have magnetic locks that require key or code entry to allow passage. Magnetic locks on exit doors are designed to become disabled during a fire alarm allowing egress during an emergency. The main lobby door is supervised by a designated staff person between the hours of 10AM and 7PM. For resident protection, after 7 PM and before 10 AM, the main lobby door is locked and visitors must utilize a buzzer system to summon staff assistance in order to gain entry to the facility. Residents have access to wireless internet throughout the building. The assisted living area of the facility is licensed for a resident capacity of 115.

Connected by a hallway on the easterly end of the assisted living area of the facility is the memory unit known as "Heartland Village". Heartland Village is comprised of one long hallway containing 4 resident studio units and 8 resident two bedroom apartments. Each resident bathroom is outfitted with barrier-free toilet, shower and sink facilities. The resident dining room, gathering area, kitchenette, staff laundry, and staff work station are located in the central area while a large sitting area is located at the northern end of the unit hallway. Heartland Village staff has a direct line of sight of residents traversing in any area of the hallway. All residents of Heartland Village have access to a fenced exterior area where with staff supervision they may participate in outside activities safely. All exit doors within the unit, as well as the door to the unsecured area of the facility, are equipped with magnetic locks that require entry of a code to open. All windows within the unit have limiter devices installed to prohibit full opening of the window pane. This is to prevent residents from exiting and wandering away unsupervised. Additionally, activation of exit doors without code entry sounds an alarm easily heard and responded to by staff. Magnetic locks on exit doors are designed to become disabled during a fire alarm allowing egress in an emergency. The janitor closet and small staff laundry room are all key entry for resident safety. Heartland Village is licensed for 20 resident beds.

The facility generator is capable of powering all common and kitchen areas within the building.

The facility is outfitted with approved fire suppression systems throughout the building. Bureau of Fire Services granted an acceptable annual fire safety certification on 5/2/12.

Elmcroft of Kentwood is located within 15 minutes driving distance of St. Mary's, Metropolitan, and Spectrum Health hospitals. One local pharmacy is adjacent to the property while another is located within a grocery store across Breton Road. Retail, banking, and food establishments are within walking distance of the building.

Residents of the assisted living area that continue to drive have access to a carport located adjacent to the building in which to park their vehicles. The facility owns and operates a 12 seat two wheelchair community bus that is utilized for resident transportation to prescheduled appointments and community outings. Residents wishing to arrange their own transportation may utilize the public Grand Rapids Area Transit Authority bus system.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registration of Kentwood Operations, LLC, also known as Elmcroft of Kentwood (applicant) and Ventas, Inc. (owner of the building and grounds). Kentwood Operations, LLC is a subsidiary of Senior Care, Inc. Kentwood Operations, LLC's board of directors and officers serve in those capacities for Senior Care, Inc.

I reviewed the lease agreement between Kentwood Operations LLC and Ventas Inc. Kentwood Operations LLC has a legal right to occupy the building at 4352 Breton Avenue SE, Kentwood MI 49512.

The administrator and authorized representative have been appointed by an officer of Kentwood Operations LLC.

## **B. Program Description**

Elmcroft of Kentwood provides services to men and women who are 60 years of age and older. The facility provides room, board, twenty-four hour supervision and assistance with personal care including medication administration. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions.

The facility has agreements with specialists in the areas of podiatry, audiology, ophthalmology, and oncology that the resident may choose to receive services from. In addition, the facility allows for residents to arrange themselves and receive physical, occupational, and speech therapies within the facility. Residents may retain their personal physician and choose their providers of licensed health care services, agencies and hospices. The resident may utilize their own personal pharmacy, the Department of Veteran Affairs pharmacy, and or the designated community pharmacy.

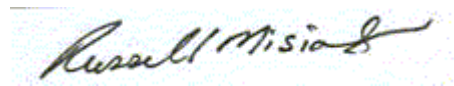
I reviewed the applicants submitted home for the aged policies and procedures and granted approval of the documents on 5/3/12.

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

The applicant is found to be in compliance with the licensing act and applicable administrative rules.

## **IV. RECOMMENDATION**

Based upon the findings, I recommend issuance of a temporary license to this home for the aged. The terms of the license will enable the licensee to operate an HFA for 135 residents. The term of the license will be for a six month period effective 5/14/12.



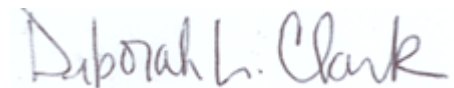
5/14/12

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Russell B. Misiak  
Licensing Staff

Date

Approved By:



May 14, 2012

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Deborah L. Clark  
Area Manager

Date