



JOHN ENGLER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF CONSUMER & INDUSTRY SERVICES
LANSING

RONALD M. BASSO
ACTING DIRECTOR

July 30, 2002

Ms. Lee Ann Velez
5845 Lum Rd.
Attica, MI 48412

RE: Application #: AF440248699
Angelic Gardens
5845 Lum Rd.
Attica, MI 48412

Dear Ms. Velez:

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 02 (two) residents is issued effective 8/01/2002.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available, please feel free to contact Deborah Wood, Area Manager, at (810) 760-2364.

Sincerely,

James Zalba, Licensing Consultant
Bureau of Regulatory Services
P.O. Box 30272
Lansing, MI 48909
(517) 334-7414

enclosure

**MICHIGAN DEPT. OF CONSUMER & INDUSTRY SERVICES
BUREAU OF REGULATORY SERVICES
ADULT FOSTER CARE LICENSING DIVISION
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AF440248699
Applicant Name:	Lee Ann Velez
Applicant Address:	5845 Lum Rd. Attica, MI 48412
Applicant Telephone #:	(810) 724-5606
Administrator/Licensee Designee:	N/A
Name of Facility:	Angelic Gardens
Facility Address:	5845 Lum Rd. Attica, MI 48412
Facility Telephone #:	810-
Application Date:	05/23/2002
Capacity:	02
Program Type:	All types

II. METHODOLOGY

05/02/2002	Inquiry
05/21/2002	Contact - Telephone call made D. Wood, area manager, requested that this consultant telephone applicant. This consultant telephone applicant and made arrangements to conduct an initial inspection.
05/23/2002	Enrollment
05/24/2002	Inspection Completed On-site
05/24/2002	Inspection Report Requested - Health
06/05/2002	Health Inspection Completed – Substantial Compliance - A
07/29/2002	Inspection Completed On-Site
07/29/2002	Fire Safety Inspection Completed – Substantial Compliance - A
07/29/2002	Inspection Completed – Full Compliance
07/30/2002	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility, located in a semi-rural setting, is a one-story, ranch-style home with a walk-out basement. The rear of the yard has a maintained pond. On the main floor there is a kitchen that is open to a dining area, a living room, 4 bedrooms, 2 ½ bathrooms, and a study. There is an attached two-car garage. The basement contains the furnace, the hot water heater, and several other furnished rooms.

The bedroom that will be shared by the 2 (two) residents measures: 186 sq. ft.

B. Summary of Findings

1. Good moral character

Licensing Record Clearance checks indicate no lien violations for Lee Ann Velez, the licensee, and her husband, Luis Velez.

2. Financial stability/capability

Ms. Velez indicated on her application that she had filed for bankruptcy and had an eviction notice which was contested. Since the bankruptcy, Ms. Velez has re-established her credit; attended a credit management seminar; and, since 10/16/2000, has successfully managed Metamora Manor, a 19-bed adult foster care facility, demonstrating that she is now financially capable and stable.

3. Disclosure of ownership interest

Ms. Velez has purchased this house and is the sole owner of the property. A property deed is in the facility file.

4. Qualifications and competencies

Since Ms. Velez is already a current licensee, she is more than qualified and competent to operate this adult foster care family home.

5. Program Information

Ms. Velez plans to care for 2 (two) residents, who will be aged, and/or developmentally disabled, and/or mentally ill persons.

6. Facility and Employee Records

Ms. Velez has demonstrated her ability to maintain and update required records as she has been doing at her current adult foster care facility.

7. Resident care, services and records

Ms. Velez has demonstrated her knowledge of resident rights and other rule-related issues and will assure that all residents are treated with the respect and dignity at all times.

8. Fire Safety

The house is hard-wired with smoke detectors and a heat detector in the kitchen area. Ms. Velez has submitted an emergency evacuation plan for the safety and welfare of the residents. On 5/24/2002 and 7/29/2002 this consultant completed a fire safety inspection and is giving full approval of the facility's fire safety program.

9. Sanitation

The facility has its own water and septic system. Lapeer County Health Department completed an environmental health inspection at the facility on 6/05/2002. The facility was given an "A" rating. The health report is in the facility file.

