



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS

MIKE ZIMMER  
DIRECTOR

October 16, 2015

Louis Andriotti  
Vista Springs Holland Operations, LLC  
Ste 300  
2090 Celebration Drive NE  
Grand Rapids, MI 49503

RE: Application #: AH700370661  
Vista Springs Holland Meadows  
445 104th Avenue  
Holland, MI 49423

Dear Mr. Andriotti:

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 24 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 (616)356-0100.

Sincerely,

A handwritten signature in cursive script, reading "Russell B. Misiak".

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

enclosure

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

**I. IDENTIFYING INFORMATION**

|                                   |                                                                |
|-----------------------------------|----------------------------------------------------------------|
| <b>License #:</b>                 | AH700370661                                                    |
|                                   |                                                                |
| <b>Applicant Name:</b>            | Vista Springs Holland Operations, LLC                          |
|                                   |                                                                |
| <b>Applicant Address:</b>         | Ste 300<br>2090 Celebration Drive NE<br>Grand Rapids, MI 49503 |
|                                   |                                                                |
| <b>Applicant Telephone #:</b>     | (616) 259-8659                                                 |
|                                   |                                                                |
| <b>Authorized Representative:</b> | Louis Andriotti, Authorized Repr.                              |
|                                   |                                                                |
| <b>Administrator:</b>             | Pam Wicks                                                      |
|                                   |                                                                |
| <b>Name of Facility:</b>          | Vista Springs Holland Meadows                                  |
|                                   |                                                                |
| <b>Facility Address:</b>          | 445 104th Avenue<br>Holland, MI 49423                          |
|                                   |                                                                |
| <b>Facility Telephone #:</b>      | (616) 490-8605                                                 |
|                                   |                                                                |
| <b>Application Date:</b>          | 01/02/2015                                                     |
|                                   |                                                                |
| <b>Capacity:</b>                  | 24                                                             |
|                                   |                                                                |
| <b>Program Type:</b>              | ALZHEIMERS                                                     |

## II. METHODOLOGY

|            |                                                                                               |
|------------|-----------------------------------------------------------------------------------------------|
| 01/02/2015 | Enrollment                                                                                    |
| 01/07/2015 | Contact - Document Sent<br>1605 & Rule/Health Code Booklets                                   |
| 01/07/2015 | File Transferred To Field Office<br>Lansing                                                   |
| 06/25/2015 | Application Incomplete Letter Sent                                                            |
| 10/09/2015 | Inspection Completed On-site<br>Review of policies and procedures completed onsite.           |
| 10/15/2015 | Comment<br>all policies and procedures approved.                                              |
| 10/15/2015 | Application Complete/OFS Needed                                                               |
| 10/15/15   | Inspection Completed- Fire Safety : A<br>Verbal approval granted by Fire Marshal Richard Day. |
| 10/15/2015 | Occupancy Approval (AH only)<br>Verbal approval granted by Engineer Andrea Humphrey           |
| 10/15/2015 | Recommend License Issuance                                                                    |

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Vista Springs Holland Meadows is a single story facility located on a 17 acre property in rural Holland Michigan. The layout of the building allows ample viewing of the rural setting and allows large amounts of natural lighting throughout. Guests entering the main entrance of the building will be greeted by a receptionist during business hours and may summon staff by doorbell after business hours. The building footprint can be described as essentially three hallways. Guests entering the facility will enter hallway A located on the southwest side of the building. Hallway A is a non-secured area that contains the facility chapel, family dining room, a great room with fireplace, beauty salon, administrative offices, laundry, and facility kitchen. Hallway B begins at secured double doors and runs northeasterly. Hallway B contains the craft room, dining room, bathing room, and resident rooms. Hallway C adjoins Hallway B at the double doors and runs south east. Hallway C contains staff workstation and resident rooms. The facility has 2434 square feet of day, dining, recreation, and activity space available for resident use. The facility has a variety of resident room layouts. Living units vary between one and two bedroom units with 171 and 312 square foot living areas. All

resident rooms contain a refrigerator, microwave, television, and heating and cooling controllable by the resident occupant's preference. Each living area and bathroom is outfitted with staff summoning devices that when activated notify staff by means of a pager worn on the person that assistance is needed. The entire memory care unit is secured by magnetic locking devices that require key pad entry of a code to release. All door locking devices are disabled at the activation of the facility's fire suppression system.

The facility emergency generator is compliant with MCL 333.21335.

I have reviewed the facility memory care programming and found it to be compliant with MCL 333.20178.

The facility is outfitted with approved fire suppression systems throughout the facility. Bureau of Fire Services fire marshal Richard Day granted full fire safety certification on 10/13/15.

Health Facilities Engineering Section engineer Andrea Humphrey granted occupancy approval effective 10/15/15.

Vista Springs Holland Meadows is located within 15 minutes of Holland Hospital and Spectrum Health Zeeland Hospital, twenty five minutes from Metropolitan Hospital in Wyoming, and 40 minutes from St. Mary's and Spectrum Butterworth Grand Rapids.

The facility and property is a smoke free campus.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registration of applicant Vista Springs Holland Operations LLC and property owner Vista Springs Holland Properties LLC.

I reviewed the lease agreement between property owner Vista Springs Holland Properties LLC and applicant Vista Springs Holland Operations LLC and found the applicant has legal right to occupy the facility at 445 104th Avenue.

The authorized representative has been appointed by an officer of the Vista Springs Holland Operations LLC. The appointed authorized representative has properly appointed the administrator of the facility.

## **B. Program Description**

Vista Springs Holland Meadows provides services to men and women who are 60 years of age and older with a diagnosis of Alzheimer's disease or other dementia related condition. The facility provides room, board, and twenty-four hour supervision and assistance with personal care including medication administration.

The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice. The facility has a contracted pharmacy to provide services to residents. However, the facility does accommodate residents who are eligible to use pharmacy services of Veteran Affairs Department. Resident preference to utilize a personal pharmacy is allowed.

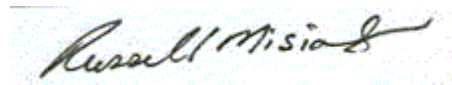
I reviewed the applicant's submitted home for the aged policies and procedures and granted approval of the documents on 10/15/15.

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

I completed an onsite inspection of the facility on 10/9/15 and 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 a home for the aged for 24 residents. The term of the license will be for a six month period effective 10/16/15.



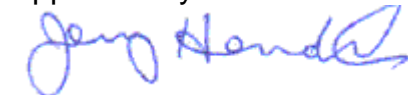
10/16/2015

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Russell B. Misiak  
Licensing Staff

Date

Approved By:



10/16/2015

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Jerry Hendrick  
Area Manager

Date