



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

September 2, 2016

Steve Steffey
Eley Acres Holdings LLC
1012 N. Leroy Street
Linden, MI 48430

RE: Application #: AH030379710
Vicinia Gardens of Otsego
700 Eley Street
Otsego, MI 49078

Dear Mr. Steffey:

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 56 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,

Megan Aukerman, MSW

Megan Aukerman, Licensing Staff
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 438-3036

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH030379710
Applicant Name:	Eley Acres Holdings LLC
Applicant Address:	1012 N. Leroy Street Linden, MI 48430
Applicant Telephone #:	(810)629-9368
Administrator/Licensee Designee:	Steve Steffey
Name of Facility:	Vicinia Gardens of Otsego
Facility Address:	700 Eley Street Otsego, MI 49078
Facility Telephone #:	(269) 350-0718
Application Date:	09/16/2015
Capacity:	56
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

09/16/2015	Enrollment
09/24/2015	Contact - Document Sent 1605 sent to applicant
09/24/2015	Contact - Document Sent Rules & Act booklets
09/24/2015	Application Complete/On-site Needed Rec cl & FP's for Steven
10/09/2015	Comment FP's for Steven & Kelly
10/19/2015	Contact - Document Received Rec cl's for Steven & Kelly
11/03/2015	Application Incomplete Letter Sent
07/27/2016	Application Incomplete Letter Sent
08/05/2016	BFS Approval
08/22/2016	On-site Inspect
09/01/2016	Occupancy Approval

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Vicinia Gardens is a single story building with the main entrance, large foyer gathering space, dining room, facility kitchen, staff work station, beauty salon and administrative offices located at its center. The large dining room is separated by a wall, dividing the memory care side from the assisted living side. Both utilize the same kitchen. The facility has four corridors with resident rooms which extend from the central area. The memory care unit consists of 26 resident rooms extending from the west side of the building. The facility offers a choice a one bedroom apartment, measuring 179 square feet or a semi private room, which measures 283 square feet. All apartments are outfitted with a full size bathroom containing a wheel chair accessible sink, toilet and shower. A few of the apartments offer a kitchenette comprised of a small refrigerator and countertop sink. Each room has individual temperature control and keyed doors. Each resident will be given a call pendent to wear. The pendent activates an electronic pager carried on staff. In the common areas, cameras are present with screen viewing at the central nursing station. All exterior doors have magnetic locking mechanisms that will release within ten seconds of constant applied pressure or activation of the fire suppression systems. Similarly the breaching of these locks notifies staff that an exit

has been opened. The entire facility is air conditioned. Some apartment units are available with a sliding patio door that allows the resident to utilize a personal outside patio area. Exterior resident sitting areas are located near the front entrance of the building. Walking concrete paths surround the facility.

I have reviewed the facility's memory care program statement and found it to be in compliance with the requirements of MCL 333.20178.

The facility has an approved emergency generator. Common corridors and dining room are lighted, heated and cooled during interruption of municipal power.

The facility is outfitted with an approved fire suppression system throughout the building. On 8/5/2016, the Bureau of Fire Services granted an acceptable fire safety certification.

On 9/1/2016, the Health Facilities Engineering Section granted Vicinia Gardens living occupancy approval of its building.

The facility is located within 20 minutes of Bronson and Borgess Hospital in Plainwell and Kalamazoo Michigan. Local pharmacies, banking. Retail and food establishments are within five minutes driving distance of the facility.

The facility building and grounds are a smoke-free environment.

A reviewed of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registrations for Vicinia Gardens (applicant/owner of building and grounds) and Eley Acres Holdings LLC (manager).

B. Program Description

Vicinia Gardens 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 allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice. The facility allows resident to choose their own personal pharmacy, Veteran Affairs if eligible, and/or the facility's contracted pharmacy. The facility does present to the public the provision of care and services to individuals diagnosed with Alzheimer's disease or related conditions.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged public health code and administrative rules.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this homes for the aged.

Megan Aukerman, MSW

09/02/2016

Megan Aukerman
Licensing Staff

Date

Approved By:

Jerry Hendrick

09/02/2016

Jerry Hendrick
Area Manager

Date