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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 4, 2020

Louis Andriotti, Jr.
Vista Springs Holland Meadows LLC
Ste 110
2610 Horizon Dr. SE
Grand Rapids, MI 49546

RE: Application #: AH700397994
Vista Springs Holland Meadows
445 104th Avenue
Holland, MI 49423

Dear Mr. Andriotti, Jr.:

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 42 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 blue ink that reads "Lauren Wohlfert".

Lauren Wohlfert, Licensing Staff
Bureau of Community and Health Systems
350 Ottawa Ave NW Unit #13
Grand Rapids, MI 49503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH700397994
Applicant Name:	Vista Springs Holland Meadows LLC
Applicant Address:	Ste 110 2610 Horizon Dr. SE Grand Rapids, MI 49546
Applicant Telephone #:	(616) 259-8659
Authorized Representative:	Louis Andriotti, Jr.
Administrator:	Raechelle Easey
Name of Facility:	Vista Springs Holland Meadows
Facility Address:	445 104th Avenue Holland, MI 49423
Facility Telephone #:	(616) 795-9693
Application Date:	01/15/2019
Capacity:	42
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

06/20/2018	Inspection Completed-Fire Safety : A Completed for AH700370661 - ok to use per Lic Consultant
01/15/2019	Enrollment
01/16/2019	Application Incomplete Letter Sent 1326 for Louis Andriotti and AFC 100 for Administrator Amy O'Keefe
01/29/2019	Contact - Document Received 1326 for Louis Andriotti
02/01/2019	Contact - Document Received AFC 100 for Amy O'Keefe
02/01/2019	File Transferred To Field Office Grand Rapids
03/25/2019	Application Incomplete Letter Sent requested Policies and procedures
03/25/2019	File Transferred To Field Office to Karen in BH
03/05/2020	Comment Documents have been reviewed by B. Zabitz. Essentially, they are the same as Vista Springs Trillium Village and are approved.
05/11/2020	Application Complete/On-site Needed
05/11/2020	Inspection Completed On-site Inspection completed via FaceTime due to COVID19 restrictions
05/11/2020	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 Holland Michigan. The layout of the building allows ample viewing of the rural setting and allows large amounts of natural lighting throughout.

Visitors entering the main entrance of the building will be greeted by a receptionist during business hours from 9:00 am until 6:00 pm Monday through Sunday. There is a keypad for entrance after business hours. After hour visitors who do not know the code must ring for admittance. Staff receive the notification on their pagers carried during their shift.

Visitors entering the facility will enter a hallway located on the southwest side of the building. The hallway is a non-secured area that contains the facility chapel, family dining room, a great room with fireplace, beauty salon, administrative offices, laundry rooms, spa room with a jetted tub and walk in shower, and facility kitchen. There are two corridors off this hallway, Hallway A and Hallway B, comprised of assisted living resident apartments. These corridors contain sitting areas with access to the secured courtyard and ample activity space.

Residents in Hallway A and Hallway B have the choice between suite style or studio apartments. The suite style apartments are equipped with a sink and mini refrigerator in the living area and have a separate bedroom area. The studio apartments do not have a sink in the living/bedroom area. The suite and studio apartments have a full bathroom with a sink, toilet, and walk in shower. The bathrooms are all handicap accessible.

The secured memory care unit in the facility consists of two one- bedroom apartments, 14 studio style apartments, a dining room with keypad access to the secured courtyard, a living area, activity space, and a medication room. The secured memory care unit is called Spring Haven. Spring Haven, by design, created a secured interior courtyard that provides safe outdoor activity space and is outfitted with a greenhouse for resident use. The layout within the secured unit provides an area for residents to relax, socialize, and participate in activities in a safe, home like atmosphere. All the entrances and exits to the Spring Haven Unit are secured with a delayed egress magnetic locking system that release upon activation of the fire suppression system.

All the resident apartments in the facility have individual thermostats so residents can control the temperature in their rooms. All resident apartments are equipped with pull cords residents can use to summon staff for assistance in addition to pendants they will wear. Staff will receive the notification on the pagers they will carry during their shift.

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 Meadows LLC and property owner Vista Springs, LLC. I reviewed the lease agreement between property owner Vista Springs, LLC and applicant Vista Springs Holland Meadows 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 Meadows 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 55 years of age and older. 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.

The facility's policies and procedures were reviewed and approved on 3/5/20.

The facility does represent to the public the provision of care and services to individuals diagnosed with Alzheimer's disease or related conditions.

C. Rule/Statutory Violations

On 5/11/20, I completed a virtual inspection of the facility due to Covid19 restrictions. 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 home for the aged.

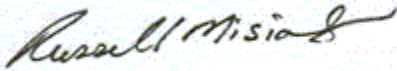


5/11/20

Lauren Wohlfert
Licensing Staff

Date

Approved By:



6/4/20

Russell B. Misiak
Area Manager

Date