



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

August 18, 2020

Chuck Sekrenes  
Bella Vita of Hartland, LLC  
10751 S. Saginaw  
Grand Blanc, MI 48439

RE: Application #: AH470393393  
Bella Vita of Hartland  
11579 Highland Rd.  
Hartland, MI 48439

Dear Mr. Sekrenes:

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 79 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 (517) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Kimberly Horst".

Kimberly Horst, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
Lansing, MI 48909

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH470393393
<b>Applicant Name:</b>	Bella Vita of Hartland, LLC
<b>Applicant Address:</b>	Suite K 10751 S. Saginaw Grand Blanc, MI 48439
<b>Applicant Telephone #:</b>	(810) 603-7228
<b>Authorized Representative:</b>	Chuck Sekrenes
<b>Administrator:</b>	Alissa Secco
<b>Name of Facility:</b>	Bella Vita of Hartland
<b>Facility Address:</b>	11579 Highland Rd. Hartland, MI 48439
<b>Facility Telephone #:</b>	(810) 603-7228
<b>Application Date:</b>	04/02/2018
<b>Capacity:</b>	79
<b>Program Type:</b>	Aged Alzheimer

## II. METHODOLOGY

04/02/2018	Enrollment
04/02/2018	Application Incomplete Letter Sent FPs, 1326 for Auth Rep. Chuck
04/02/2018	Contact - Document Sent 1605 to applicant
04/17/2018	Contact - Document Received Rec cl & RI-030 for Chuck
04/26/2018	Application Incomplete Letter Sent Requested Policies and Procedures.
05/14/2020	Bureau of Fire Services granted an acceptable fire safety certification.
06/02/2020	Comment B. Zabitz received documents for review from corporate office of GBCM.
06/15/2020	Occupancy Approval- HFES PROJECT: # 20180172- opening survey, room sheets and facility transmittal received from engineer Pier-George Zanoni, P.E
06/16/2020	Comment B. Zabitz completed initial document review and sent contact Chuck SeKrenes questions and comments for document revision.
06/19/2020	Comment B. Zabitz met with contact Chuck SeKrenes to review documents
08/11/2020	Inspection Completed- BCAL Full Compliance
08/11/2020	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Bella Vita of Heartland is a newly constructed, one-story 79 bed home for the aged designed for both assisted living and memory care residents. The assisted living houses an activity room, chapel, commercial kitchen, dining room, hair salon, living room,

seating area, and theater. The memory care area houses a separate dining room, living room and seating area for residents and visitors to enjoy. There is an enclosed courtyard for residents to utilize. In assisted living the courtyard is always unlocked and accessible. In memory care the courtyard is locked and staff members must unlock it for residents to use.

The facility offers 29 resident rooms in assisted living and 32 resident rooms in memory care. Residents have the option to bring in their own furniture if they desire, so long as it meets fire safety requirements and is treated for bed bugs. If residents do not bring their own furniture, the facility will provide a twin bed, dresser and a nightstand to each resident.

The home has an assisted living area with an approved capacity of 40 residents and a memory care area with an approved capacity of 39 residents. The assisted living area units (rooms AL1-AL29) range in size from 143-372 square feet. Units AL 14, 15, 28 and 29 have a door leading to the exterior of the facility and contain individual concrete patios. Patio doors contain a sensor to alert staff when opened and have a locking mechanism only on the outside of the door. Residents with patios will be required to notify staff prior to going outside so that staff can come unlock the door to enable the resident's to get back into the building. It is expected that residents will then notify staff again once they are back inside to come and re lock the doors. Units in the assisted living area have individual controlled thermostats. Double occupancy is offered in rooms AL2, AL3, AL12-15, AL17 and AL26-29.

The memory care units (rooms MC1-MC32) range in size from 143-278 square feet. All memory care rooms are studio units. For security purposes, the windows in memory care rooms cannot be opened more than four inches and are alarmed to alert staff when opened. All resident units contain bathrooms that include a toilet, sink and walk in shower with bench seating and grab bars. Emergency pull cords are located next to each resident toilet. All residents in the facility are required to wear emergency pendants at all times to alert staff if assistance is needed. The alerts notify staff via iPhone devices when activated.

The facility has an emergency generator that is compliant with MCL 333.21335. The facility is fully operational, as long as there is natural gas available, in the event of a power outage.

The facility is outfitted with approved fire suppression systems throughout the building. On 05/14/2020, the Bureau of Fire Services granted an acceptable fire safety certification.

Bella Vita of Hartland, LLC is the owner/licensee of Bella Vita of Hartland. According to the Department of Licensing and Regulatory Affairs business entity search, Bella Vita of Hartland, LLC is a Domestic Limited Liability Company. Bella Vita of Hartland, LLC has a management and lease agreement with HSLG, LLC.

**B. Program Description**

Bella Vita of Hartland will provide room, board and supervised personal care services to a total capacity of 79 individuals 55 years of age or older and offers a specialized memory care unit. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice. A resident's needs are assessed, and an initial service plan is written prior to admission to the facility. Staff training includes assistance in personal care, medication administration, the facility's disaster plans, resident rights, dementia, behavior management and all services identified in residents' service plans.

Bella Vita of Heartland does not allow bed rails in the facility. The facility requires all other assistive devices subject to a physician's order with reason for use and permission from the resident and authorized representative.

The facility does not allow pets, will not provide transportation services to residents and does not intend to hold any resident funds. The facility does permit smoking on the property in designated areas outside of the building.

St. Joseph Hospital is approximately nine miles from the facility and local pharmacies, banking, retail, and food establishments are located within five minutes driving distance of the facility.

**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 home for the aged that will allow it operate for a period of six months with a licensed bed capacity of 79.

*Kimberly Horst*

8/11/20

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Kimberly Horst Date  
Licensing Staff

Approved By:

*Russell Misiak*

8/12/20

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Russell B. Misiak Date  
Area Manager