



STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

GRETCHEN WHITMER  
GOVERNOR

ORLENE HAWKS  
DIRECTOR

November 4<sup>th</sup>, 2020

Louis Andriotti, Jr.  
IP Vista Springs Timber Ridge Opco, LLC  
Ste 110  
2610 Horizon Dr. SE  
Grand Rapids, MI 49546

RE: Application #:	AH190401909 Vista Springs Imperial Park at Timber Ridge 16260 Park Lake Road East Lansing, MI 48823
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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 30 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,

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>	AH190401909
<b>Applicant Name:</b>	IP Vista Springs Timber Ridge Opco, LLC
<b>Applicant Address:</b>	Ste 110 2610 Horizon Dr. SE Grand Rapids, MI 49546
<b>Applicant Telephone #:</b>	(616) 259-8659
<b>Authorized Representative:</b>	Louis Andriotti, Jr.
<b>Administrator</b>	Jeannie Anthony
<b>Name of Facility:</b>	Vista Springs Imperial Park at Timber Ridge
<b>Facility Address:</b>	16260 Park Lake Road East Lansing, MI 48823
<b>Facility Telephone #:</b>	(517) 339-2322
<b>Application Date:</b>	09/23/2019
<b>Capacity:</b>	30
<b>Program Type:</b>	AGED

## II. METHODOLOGY

09/23/2019	Enrollment
09/30/2019	Contact - Document Sent 1605 sent to applicant
09/30/2019	Application Incomplete Letter Sent 1326A, RI-030 & FPs
10/14/2019	Contact - Document Received IRS ltr
10/22/2019	Contact - Document Received 1326A & RI-030 for Louis (AR)
10/23/2019	Lic. Unit file referred for background check review (AR)
11/21/2019	Application Incomplete Letter Sent Requested policies and procedures
09/25/2020	Contact - Document Received Received Security bond letter
09/25/2020	Contact - Document Received Received management agreement between P Vista Springs Timber Ridge Propco LLC and IP Vista Springs Timber Ridge Opco LLC,
09/28/2020	Contact - Document Received Received appointments for AR and Administrator
10/13/2020	Comment Per B. Zabitz: Documents were reviewed and approved.
10/19/2020	Inspection Completed Fire Safety A
10/22/2020	Inspection Complete on Site
10/28/2020	Occupancy Approval (AH ONLY) HFES PROJECT: # 20190224 approved occupancy
10/29/2020	Recommend License Issuance

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

Vista Springs Trillium Village is a single story, 30 bed home for the aged that offers Home for the Aged services.

Upon entering the facility, visitors and guests are greeted by the concierge desk that is occupied daily during business hours. After concierge hours, visitors must utilize a doorbell in the vestibule to notify staff to gain entrance. The facility contains a cafe, multiple living rooms and seating areas, activity space, whirlpool spa room, beauty salon, commercial kitchen, two outside courtyards, ample dining space and several other offices and workspaces. Meals are prepared on-site in the commercial kitchen. The kitchen is not inspected by the Clinton County Health Department as they do not intend to serve meals to anyone aside from residents.

The assisted living area consists of 30 apartments and offers studio and one-bedroom floor plans. All apartments are outfitted with a kitchen containing a sink, refrigerator, microwave and ample cabinet and counter space. The bathrooms all contain a sink, toilet and walk in shower. Approximately 50% of the bathrooms are handicap accessible with grab bars and built in seat. Residents have the option to bring their own furniture if they desire, so long as it meets fire safety requirements. If residents do not bring their own furniture, the facility will provide a twin bed, dresser, nightstand and wardrobe space. All apartments are wired for cable and internet services and the facility provides a mounted flat screen television in each bedroom. Each resident apartment is outfitted with a call system that summon staff for assistance by means of pull cords located in each bathroom. The residents will wear call pendants or watches and when activated, provide an alert notification to staff pager system that are carried on their person.

The facility has an emergency generator that is compliant with MCL 333.21335. Essential services are maintained during power outages such as heating and cooling, kitchen equipment, lighting, and the fire detection system.

The facility is outfitted with approved fire suppression systems throughout the building. On 10/19/20, the Bureau of Fire Services granted an acceptable fire safety IP Vista Springs Timber Ridge Opco certification.

The Department of Licensing and Regulatory Affairs Health Facilities Engineering Section measured all the rooms, common areas, and living spaces. All the rooms, common areas, and living areas were found to comply with HFA administrative rules and Public Act 368, of 1978 as amended. HFES granted approved occupancy on 10/28/20.

IP Vista Springs Timber Ridge Opco, LLC is the licensee of Vista Springs Imperial Park at Timber Ridge. A review of the Department of Licensing and Regulatory Affairs Corporations Online Filing System revealed IP Vista Springs Timber Ridge Opco, LLC

is a Foreign Limited Liability Company with a Michigan qualification date of 4/27/2016. The administrator and licensee authorized representative have been appointed by an officer with appointing authority.

**B. Program Description**

Vista Springs Imperial Park at Timber Ridge offers room, board and supervised personal care services to a total capacity of 52 individuals 55 years of age or older. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice. The facility allows residents to choose their own personal pharmacy, Veteran Affairs if eligible, and/or the facility's contracted pharmacy, HomeTown. Resident needs are assessed and an initial service plan is written prior to admission to the facility.

The facility is a smoke free campus, pet friendly and offers transportation of residents to community outings. The facility does not intend to hold any resident funds and do permit the use of bed rails.

Sparrow Hospital is located is located about 15 minutes from the facility. Banking, pharmacy, retail, and food establishments are located within less than a mile 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 to operate for a period of six months with a licensed bed capacity of 30.

*Kimberly Horst*

11/4/20

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Kimberly Horst  
Licensing Staff

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Date

Approved By:

*Russell Misiak*

11/4/20

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Russell B. Misiak  
Area Manager

\_\_\_\_\_  
Date