



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

November 1, 2021

Shella Minor
RSR Serenity LLC
25591 Abbey Dr
Novi, MI 48374

RE: Application #: AL500408375
Sandalwood Village III
47640 Gratiot Avenue
Chesterfield, MI 48051

Dear Ms. Minor:

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 20 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Kristine Cilluffo".

Kristine Cilluffo, Licensing Consultant
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 285-1703

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL500408375
Licensee Name:	RSR Serenity LLC
Licensee Address:	47640 Gratiot Avenue Chesterfield, MI 48051
Licensee Telephone #:	(586) 949-6220
Administrator/Licensee Designee:	Shella Minor
Name of Facility:	Sandalwood Village III
Facility Address:	47640 Gratiot Avenue Chesterfield, MI 48051
Facility Telephone #:	(586) 949-6220
Application Date:	04/28/2021
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED ALZHEIMERS AGED

II. METHODOLOGY

04/28/2021	On-Line Application Incomplete Letter Sent 1326 & RI030 for Shella, AFC100 for Monika, Tax ID Letter
04/28/2021	On-Line Enrollment
04/29/2021	Inspection Report Requested - Fire
04/29/2021	Contact - Document Sent 1326, RI030, AFC100 & Fire Safety String
04/30/2021	Contact - Document Received AFC100 for Monika
06/04/2021	Application Incomplete Letter Sent Emailed Application incomplete letter to Shella Minor
06/04/2021	Contact - Document Received Received licensing documents by email from Monika Sarin
06/05/2021	Contact - Document Sent Email to and from Monika Sarin
06/06/2021	Contact - Document Received Received copy of management agreement by email from Monika Sarin.
06/24/2021	Contact - Document Received Received closing confirmation documents from Monika Sarin by email.
07/26/2021	Contact - Document Received Received name change email from Monika Sarin.
08/20/2021	Contact - Document Sent Sent email to Monika Sarin re: scheduling onsite inspections.
08/23/2021	Contact - Document Received Received admission documents by email from Monika Sarin. Sent email to Monika Sarin.
08/23/2021	Contact - Document Received Received letter by email to change name to Sandalwood Village from Monika Sarin. Received letter giving permission to inspect.

08/25/2021	Inspection Completed On-site Completed onsite inspection with Monika Sarin and Sheela Minor
09/03/2021	Contact - Document Received Received licensing documents and photos from Monika Sarin by email.
10/27/2021	Contact- Document Received Email to Monika Sarin. Received additional licensing documents.
10/28/2021	Contact- Document Sent Email to and from Monika Sarin. Confirmed Sheela Minor will continue to act as Licensee Designee and Administrator.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of adult foster care large group homes (13-20), licensed or proposed to be licensed after 05/24/1994.

A. Physical Description of Facility

Sandalwood Village III is currently a licensed large adult foster care family home located in Chesterfield, MI. The current licensee is Serenity Village Assisted Living, LLC and the facility, Serenity Village III, was licensed on 03/12/2019. Serenity Village I and II are located on the same property. RSR Serenity LLC has applied to become the licensee. There is currently a management agreement in place between Serenity Village Assisted Living LLC and RSR Serenity LLC. Sheela Minor will remain as the Licensee Designee and Administrator. Co-owner, Monika Sarin provided a copy of the purchase agreement dated 09/21/2020. Owners Rahul Naphade, Sanjay Sarin and Raman Sawhray are purchasing the property from the current owner, David Lau. On 08/23/2021, I received a letter from Ms. Sarin giving permission for licensing to inspect the facility. The facility has city water and sewer. An email was previously provided for Serenity Village III during construction from Jonathon Palin, Planning and Zoning Administrator for the Charter Township of Chesterfield. The email states that the township does not provide zoning letters, however, he can confirm via email that use is permitted and site plan approval has been obtained.

Sandalwood Village III has a large living room, kitchen with pantry, dining room, activity area, salon, laundry/mechanical room, common bathroom and twenty bedrooms with bathrooms. Bedrooms 1-9 are located at Serenity Village II and bedrooms 10-20 are located at Serenity Village III. The two facilities are connected. Three of the bedrooms

are currently being used for storage and therapy. The dining room has seating for twenty people. The living room, salon, activity room and dining room offer a total of 1,212 square feet of living space which meets the required square feet per person for 20 residents.

The 20 bedrooms in the facility measures as follows:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
10	12'10" X 13'	166	1
11	12'11" X 12'10"	165	1
12	12'10" X 12'11"	165	2
13	13' X 12'11"	167	Therapy Room
14	12'11 X 12'10"	165	1
15	12'10" X 12'11"	165	1
16	12'10" X 12'11"	165	1
17	13'0" X 12'10"	166	2
18	12'10" X 12'11"	165	1
19	12'8" X 13'	164	Storage
20	12'11" X 12'7"	162	1
21	12'11" X 12'7"	162	1
22	12'11" X 12'7"	162	Therapy Room
23	12'11" X 12'7"	162	1
24	12'11" X 12'7"	162	1
25	12'7" X 13'0"	163	1
26	12'7" X 12'8"	159	1
27	12"11" X 12'7"	162	1
28	12"11" X 12'7"	162	1
29	12'8" X 12'7"	159	2

Total capacity: 20

All bedrooms have adequate bedding, space, storage and a window that opens. Each bedroom has a bathroom. Serenity Village has city water and sewer. The bedroom and bathroom doors have non-locking against egress hardware. Fire safety approval was received on 09/22/2021 from the Bureau of Fire Services (BFS). The report states that the owners are working with BFS to correct locking door violations. There are currently buttons next to exit doors to open in case of emergency, which were previously approved. The facility will be adding delayed egress mechanisms to the doors. The water was measured with a digital thermometer and found to be between 105-120 degrees Fahrenheit. Medications will be kept in a locked medication cart. Thermometers were found in refrigerators and freezers.

B. Program Description

Serenity Village III will provide care for up to 20 residents. The facility will provide room, board and personal care for residents who are aged and/or have Alzheimer's, dementia, or related conditions and people with intellectual disabilities. The facility is wheelchair accessible. All bedrooms have emergency pull cords and there are cameras in common areas for resident safety. Serenity Village II and III are connected. There are seven exits with ramps and 15 second delayed egress. The facility has handicapped assessable showers. The facility will assist residents with activities of daily living as needed in a safe environment. The program will oversee the administration of residents' comprehensive care plans, medications and diets as needed. The facility will also offer supervised activities in a stimulating environment to promote interaction among residents and guided outings in the community. In addition, the program will encourage family involvement and participation in resident focused programs.

A copy of the staffing pattern was provided for the facility. Sandalwood Village III will have two staff on day, afternoon and evening shift.

Shella Minor will act as the Licensee Designee and Administrator for the facility. Ms. Minor has been fingerprinted and previously approved as a licensee designee and administrator. She currently holds these positions for Serenity Village I, II and II and D and J Home Care Inc.'s homes Wadhams Creek, Wadhams Creek II and Wadhams Creek III. Ms. Minor provided a medical statement dated 05/03/2021 which indicates that she has no physical/mental or health conditions that would affect her ability to work around adults. She also provided a copy of negative TB test dated 02/03/2021.

Shella Minor has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Ms. Minor has been previously qualified as a licensee designee and administrator.

Ms. Minor acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff-to-resident ratio.

Ms. Minor acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, or direct access to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee's record to demonstrate compliance.

Ms. Minor acknowledged an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee designee can

administer medication to residents. In addition, Ms. Minor acknowledged that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Ms. Minor acknowledged her responsibility to obtain all required moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Ms. Minor acknowledged her responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Ms. Minor acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

Ms. Minor acknowledged her responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home. Ms. Minor will update and complete those forms and obtain new signatures for each resident on an annual basis.

Ms. Minor acknowledged her responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Ms. Minor acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. A separate Resident Funds Part II BCAL-2319 form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and; all of the resident's personal money transactions that have been agreed to be managed by the licensee designee.

Ms. Minor acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights.

Ms. Minor acknowledged an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Ms. Minor acknowledged her responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Ms. Minor acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

Ms. Minor acknowledged she has a copy of the licensing rule book for AFC large group homes.

C. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home, Sandalwood Village III (capacity 20).

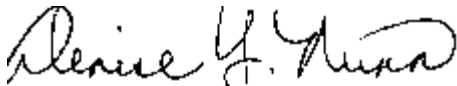


10/28/2021

Kristine Cilluffo
Licensing Consultant

Date

Approved By:



10/29/2021

Denise Y. Nunn
Area Manager

Date