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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

October 12, 2022

Leah Ann Beltran
32163 Linderman Ave.
Warren, MI 48093

RE: Application #: AS500411952
Love & Harmony Senior Living LLC
3611 Alderdale Drive
Sterling Heights, MI 48310

Dear Ms. Beltran:

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 6 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 #:	AS500411952
Licensee Name:	Leah Ann Hondo Beltran
Licensee Address:	32163 Linderman Ave. Warren, MI 48093
Licensee Telephone #:	(586) 393-9578
Administrator/Licensee Designee:	Leah Ann Beltran
Name of Facility:	Love & Harmony Senior Living LLC
Facility Address:	3611 Alderdale Drive Sterling Heights, MI 48310
Facility Telephone #:	(585) 393-9578
Application Date:	03/08/2022
Capacity:	6
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

03/08/2022	On-Line Enrollment
04/18/2022	Contact - Document Received 1326, RI030, IRS
06/03/2022	Application Incomplete Letter Sent
06/10/2022	Contact - Document Received Email from Leah Beltran
07/06/2022	Contact - Document Received Received licensing documents by email from Ms. Beltran
07/07/2022	Contact - Document Sent Email to Ms. Beltran re: onsite inspection
07/08/2022	Contact - Document Received Email from Ms. Beltran
07/11/2022	Contact - Document Sent Email to Ms. Beltran re: onsite inspection dates
07/12/2022	Contact - Document Sent Email to and from Leah Beltran
08/02/2022	Inspection Completed On-site
09/02/2022	Contact - Document Received Received email from Leah Beltran with additional licensing documents.
09/07/2022	Contact - Document Sent Email to and from Leah Beltran
09/20/2022	Contact- Document Sent Email to Leah Beltran re: lease agreement. Received return email.
09/21/2022	Contact- Document Received Email from Leah Beltran
09/26/2022	Contact- Document Received Email from Leah Beltran. Sent return email.

09/26/2022	Contact- Document Received Received updated lease agreement by fax. Renelda Kuntzman's name has been removed from lease agreement.
10/06/2022	Contact- Document Sent Email to Ms. Beltran

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

The 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 license of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1974.

A. Physical Description of Facility

Love & Harmony Senior Living LLC a one-story small adult foster care home located in Sterling Heights, MI. The licensee for the home is Leah Ann Hondo Beltran. Ms. Beltran will act as the licensee and administrator for the home. The home is owned by Jose and Maria Garcia. A copy of the lease agreement was provided. Mr. Beltran provided a letter signed by the owner dated 02/01/2022 giving permission to inspect the property. The home has city water and sewer. The home was previously licensed as Above and Beyond Senior Care (License # AS500403571). The license was closed on 01/25/2022.

Love & Harmony Senior Living has a living room, kitchen, dining area, four bedrooms, two bathrooms and laundry room. The home has an attached garage. The living room and dining area offer a total of 490 square feet which meets the required 35 square feet per person for six residents.

The three bedrooms in the home are sized as follows:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	9'10" X 9'9"	95	1
2	10'4" X 13'11"	143	2
3	10'1" X 11'	110	1
4	13'11" X 13'	180	2

Total capacity: 6

All three bedrooms have adequate space, bedding and storage. All of the bedrooms have a chair, mirror and window that opens. During the onsite inspection, I observed that the home was found to be in substantial compliance with rules pertaining to maintenance and sanitation.

The home has interconnected smoke detectors. There is a fire extinguisher on each floor of the home. The dryer has a metal vent. A furnace inspection was completed by Williams Refrigeration & Heating, Inc. in August 2022. The bathroom and bedrooms doors have non-locking against egress hardware. The water temperature was found to be between 105-120 degrees Fahrenheit. There is a locked cabinet in living room for medications to be stored. There are alarms on exit doors for resident safety. The home only has one ramp and is not suitable for non-ambulatory residents.

B. Program Description

Love & Harmony Senior Living will provide 24-hour care, supervision, and protection for up to six residents, age 50 and older. The home is not wheelchair accessible. The home will provide services that include diabetic care, visiting physician, incontinent care, simple wound care, medication and pain management, meal preparation and planning, assistance with feeding, laundry, daily housekeeping, and hairdresser upon request. The home will provide activities that include games, puzzles, books, and magazines as well as a family room for movies, parties and visitors. The home will provide care for residents with Alzheimer's and dementia and has alarmed doors to keep residents safe. Staff will receive training upon hire and an on-going basis to meet residents needs.

A copy of the staffing pattern was provided. The home will have one day time staff and one nighttime staff. The staffing will increase to two staff during the day if there are four or more residents.

Lee Ann Hondo Beltran will act as the Licensee designee and Administrator. Ms. Beltran has been fingerprinted and provided a medical statement dated 06/17/2022. She provided a negative TB test dated 06/17/2022. Ms. Beltran has been the Home Manager at A & A of Bloomfield Hills since June 2021. She is responsible for the daily management of home that provides care to elderly residents and supervises staff. Ms. Beltran worked in group homes as a caregiver from 2015-2021. Ms. Beltran received her Bachelor of Science in Nursing from De La Salle Health Sciences Campus in the Philippines in April 2002. Ms. Beltran has completed required AFC trainings and is certified in CPR/First Aid.

Ms. Beltran 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. Beltran has 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. Beltran 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. Beltran 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. Beltran 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. Beltran 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. Beltran 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. Beltran 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. Beltran will update and complete those forms and obtain new signatures for each resident on an annual basis.

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

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

Ms. Beltran acknowledged she has a copy of the licensing rule book for AFC small 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 that the department issue a temporary license to this small group adult foster care home, Love & Harmony Senior Living, with a capacity of six (6) residents.



10/06/2022

Kristine Cilluffo
Licensing Consultant

Date

Approved By:



10/12/2022

Denise Y. Nunn
Area Manager

Date