



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

March 20, 2025

Steven Tyshka
Waltonwood at University II
3280 Walton Boulevard
Rochester Hills, MI 48309

RE: License #: AH630336571

Dear Licensee:

Attached is the Renewal Licensing Study Report for the facility referenced above. The violations cited in the report require the submission of a written corrective action plan. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific dates for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the home for the aged authorized representative and a date.

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 feel free to contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth Gregory-Weil".

Elizabeth Gregory-Weil, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 347-5503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630336571
Licensee Name:	Waltonwood II Ltd Dividend Hsg Assoc L.P.
Licensee Address:	7125 Orchard Lake Road, Suite 200 West Bloomfield, MI 48322
Licensee Telephone #:	(248) 865-1606
Authorized Representative:	Steven Tyshka
Administrator:	Noah Stinson
Name of Facility:	Waltonwood at University II
Facility Address:	3280 Walton Boulevard Rochester Hills, MI 48309
Facility Telephone #:	(248) 375-9664
Original Issuance Date:	11/26/2012
Capacity:	50
Program Type:	AGED

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 03/19/2025

Date of Bureau of Fire Services Inspection if applicable: 09/14/2023

Inspection Type: Interview and Observation Worksheet
 Combination

Date of Exit Conference: 03/20/2025

No. of staff interviewed and/or observed 14

No. of residents interviewed and/or observed 21

No. of others interviewed 0 Role

- Medication pass / simulated pass observed? Yes No If no, explain.
- Medication(s) and medication records(s) reviewed? Yes No If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes No If no, explain. The facility does not hold resident funds in trust.
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
The Bureau of Fire Services reviews fire drills, however facility disaster planning procedures were reviewed.
- Water temperatures checked? Yes No If no, explain.
- Incident report follow-up? Yes IR date/s: N/A
- Corrective action plan compliance verified? Yes CAP date/s and rule/s: N/A- no corrective action plans were completed since the previous licensure survey
- Number of excluded employees followed up? 4 N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

<p>This facility was found to be in non-compliance with the following public health code statute(s) and administrative rules regulating home for the aged facilities:</p>	
<p>MCL 333.20201</p>	<p>Policy describing rights and responsibilities of patients or residents; adoption; posting; contents; additional requirements; discharging, harassing, retaliating, or discriminating against patient exercising protected right; exercise of rights by patient's representative; informing patient or resident of policy; designation of person to exercise rights and responsibilities; additional patients' rights; definitions.</p>
	<p>(1) A health facility or agency that provides services directly to patients or residents and is licensed under this article shall adopt a policy describing the rights and responsibilities of patients or residents admitted to the health facility or agency. Except for a licensed health maintenance organization that is subject to chapter 35 of the insurance code of 1956, 1956 PA 218, MCL 500.3501 to 500.3573, the health facility or agency shall post the policy at a public place in the health facility or agency and shall provide the policy to each member of the health facility or agency staff. Patients or residents shall be treated in accordance with the policy.</p>
<p>The facility did not have the residents' rights and responsibilities policy posted.</p>	
<p>R 325.1921</p>	<p>Governing bodies, administrators, and supervisors.</p>
	<p>(1) The owner, operator, and governing body of a home shall do all of the following:</p> <p style="padding-left: 40px;">(b) Assure that the home maintains an organized program to provide room and board, protection, supervision, assistance, and supervised personal care for its residents.</p>
<p>The owner, operator, governing body did not assure that the home maintains an organized program of protection to its residents as evidenced by the following:</p>	

I observed Resident A to have a bedside assistive device with a support bar that slid underneath the Resident's mattress. Per Employee 1, the facility's policy outlines that there should be a physician's order, a PT/OT evaluation, manufacturer's guide for the device, staff education on the use of the device and the device should be included in the resident's service plan, however the facility lacked all of the above for Resident A.

The lack of a reasonably organized program of protection related to these devices place staff at a disadvantage when attempting to meet the safety needs of residents and does not reasonably protect residents from the possibility of unnecessary entrapment and/or entanglement injury or death associated with such devices.

R 325.1953	Menus.
	(1) A home shall prepare and post the menu for regular and therapeutic or special diets for the current week. Changes shall be written on the planned menu to show the menu as actually served.

The facility did not have a menu posted.

R 325.1954	Meal and food records.
	The home shall maintain a record of the meal census, to include residents, personnel, and visitors, and a record of the kind and amount of food used for the preceding 3-month period.

The facility did not have a meal census record.

R 325.1976	Kitchen and dietary.
	(6) Food and drink used in the home shall be clean and wholesome and shall be manufactured, handled, stored, prepared, transported, and served so as to be safe for human consumption.

Multiple perishable food items in the commercial kitchen's refrigerator and freezer were observed without proper sealing or labels identifying when the packing was opened or when the items were prepared.	
R 325.1976	Kitchen and dietary.
	(13) A multi-use utensil used in food storage, preparation, transport, or serving shall be thoroughly cleaned and sanitized after each use and shall be handled and stored in a manner which will protect it from contamination.
Two containers of dry goods (one for sugar and one for flour) had plastic scoops located inside the contents of the containers. It was evident that the utensils were not being sanitized after each use and were permanently housed inside the containers.	
R 325.1976	Kitchen and dietary.
	(15) Ice used in the home for any purpose shall be manufactured, stored, transported, and handled in a sanitary manner.
The container that the ice scoops are housed in was dirty and had visible debris caked to the bottom; two scoops were observed inside of the container. When in the container, the ice scoops are directly touching the soiled area.	

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, renewal of the license is recommended.



03/20/2025

Elizabeth Gregory-Weil
Licensing Consultant

Date