



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

May 20, 2025

William Gross  
Haven Adult Foster Care Limited  
73600 Church Road  
Armada, MI 48005

RE: License #: AS740248863  
Investigation #: 2025A0580034  
Gates AFC

Dear William Gross:

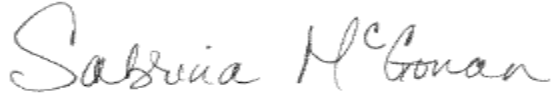
Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames 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 responsible party and a date.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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) 643-7960.

Sincerely,

A handwritten signature in cursive script that reads "Sabrina McGowan". The ink is dark and the signature is fluid.

Sabrina McGowan, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(810) 835-1019

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AS740248863
<b>Investigation #:</b>	2025A0580034
<b>Complaint Receipt Date:</b>	05/12/2025
<b>Investigation Initiation Date:</b>	05/14/2025
<b>Report Due Date:</b>	07/11/2025
<b>Licensee Name:</b>	Haven Adult Foster Care Limited
<b>Licensee Address:</b>	73600 Church Road Armada, MI 48005
<b>Licensee Telephone #:</b>	(586) 784-8890
<b>Administrator:</b>	William Gross
<b>Licensee Designee:</b>	William Gross
<b>Name of Facility:</b>	Gates AFC
<b>Facility Address:</b>	400 Burns Road Kimball, MI 48074
<b>Facility Telephone #:</b>	(810) 367-8079
<b>Original Issuance Date:</b>	06/28/2002
<b>License Status:</b>	REGULAR
<b>Effective Date:</b>	04/02/2023
<b>Expiration Date:</b>	04/01/2025
<b>Capacity:</b>	6
<b>Program Type:</b>	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL

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## II. ALLEGATION(S)

	Violation Established?
The facility received a D-rating from Environmental Health.	Yes

## III. METHODOLOGY

05/12/2025	Special Investigation Intake 2025A0580034
05/14/2025	Special Investigation Initiated - Telephone Call to Environmental Health, St. Clair Co.
05/14/2025	Inspection Completed On-site Unannounced onsite. Interview with Jondy Ripkey, Home Manager.
05/14/2025	Contact - Face to Face Interview with Resident B.
05/14/2025	Contact - Face to Face Observation of Resident C.
05/15/2025	Contact - Face to Face Interview with Resident A.
05/15/2025	Contact - Telephone call received Call from EH Inspector Alexander.
05/15/2025	Contact - Telephone call received Call from LD Gross.
05/15/2025	Exit Conference Exit with LD Gross.

## **ALLEGATION:**

**The facility received a D-rating from Environmental Health.**

## **INVESTIGATION:**

On 05/12/2025, I received a complaint via LARA-BCHS-Complaints. The Environmental Health Inspection Report, dated 12/18/2024, completed by St. Clair County Health Department, states that the facility received a D grade, due to Coliform bacteria being detected. Follow up test samples obtained on 03/19/2025, 03/25/2025, 04/08/2025 and 04/14/2025, continue to reflect Coliform bacteria.

On 05/14/2025, I placed a call to Nick Alexander, Environmental Health (EH) Inspector at St. Clair County Health Department. Inspector Alexander stated that well inspection facility received a D grade as he has not been able to obtain a clean water sample. Licensee Designee (LD), William Gross, has chlorinated the well several times, to no avail. Inspector Alexander stated that the well is old, from 1988. Inspector Alexander added that the home may need a new well.

On 05/15/2025, I conducted an unannounced onsite inspection. Contact was made with the home manager, Jody Ripkey. Manager Ripkey stated that there are currently four residents placed in the home, with one resident currently out with her family. Manager Ripkey stated that the home uses bottled water which they order daily. Two cases of bottled water were observed in the living room area. Manager Ripkey stated that staff are ensuring that each resident is provided with bottles of drinking water in their room. Manager Ripkey stated that the home can wash, do laundry, and residents can shower with the water, however, it is not safe for drinking.

On 05/15/2025, staff Penny Lovett, who was relieving Manager Ripkey from her shift, was also interviewed. Staff Lovett stated that she goes through several bottles of drinking water while on shift, ensuring that the residents are being provided with clean water.

On 05/15/2025, while onsite, I interviewed Resident A while in her bedroom. In her room, I observed with several bottles of water in her room for drinking consumption. Resident A stated that she has been able to take her showers with no problem and has bottled water to drink. Resident A has no concerns. Resident A was observed adequately dressed and groomed, while sitting at her computer, playing Solitaire. No concerns were noted.

On 05/15/2025, while onsite, I interviewed Resident B while in her bedroom. In Resident B's room, I observed several bottles of drinking water in Resident B's room for drinking. Resident B stated that she is fine. Resident B stated that she has been able to shower and is provided with bottled water to drink.

On 05/15/2025, while onsite, I observed Resident C sleeping in her lounge chair in her bedroom. Several bottles of drinking water were observed on a tray table in her room. Resident C was adequately dressed and groomed. No concerns were noted.

On 05/15/2025, I received a call from Inspector Alexander who stated that he received a call from Licensee Gross indicating that he will install a new well. Inspector Alexander stated that the new well installation process begins with obtaining a permit from his office. Inspector Alexander estimates that the installation of a well can take up to 2 weeks, depending on when LD Gross obtains the permit and the schedule of the company he intends to use. Inspector Alexander will go back to the home to obtain a new water sample once the new well installation is complete.

On 05/16/2025, I received a call from LD Gross. LD Gross stated that he has decided to obtain a new well. The company for the installation has already been hired. LD Gross agrees to inform me once the installation is complete.

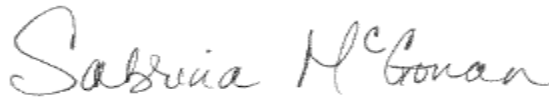
<b>APPLICABLE RULE</b>	
<b>R 400.14403</b>	<b>Maintenance of premises.</b>
	<b>(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.</b>
<b>ANALYSIS:</b>	<p>It was alleged that the facility received a D-rating from Environmental Health.</p> <p>Environmental Health Inspector, Nick Alexander, at St. Clair County Health Department, stated that he has not been able to obtain a clean water sample after several visits, Coliform bacteria is still detected. Inspector Alexander will go back to the home to obtain a new water sample once a new well installation is complete.</p> <p>Manager, Jody Ripkey and Staff, Penny Lovett stated that staff are ensuring that each resident is provided with bottles of drinking water in their room. The home can wash do laundry and residents can shower with the water, however, it is not safe for dinking. Residents A and B stated that they been able to take showers with no problem and provided bottled water to drink.</p> <p>Licensee Designee, William Gross stated that he has decided to obtain a new well.</p>

	Based upon my investigation, which consisted of interviews with facility staff members, residents, Environmental Health Inspector, Nick Alexander, and Licensee Designee William Gross, as well as a review of relevant facility documents pertinent to the allegation, there is enough evidence to substantiate the allegation.
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

On 05/14/2025, I conducted an exit conference with LD Gross. LD Gross was informed of the findings of this investigation.

#### IV. RECOMMENDATION

Upon the receipt of an approved corrective action plan, no change to the status of the license is recommended.



May 20, 2025

Sabrina McGowan  
Licensing Consultant

Date

Approved By:



May 20, 2025

Mary E. Holton  
Area Manager

Date