



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

July 24, 2025

Gladys Sledge
Packard Group Inc
P.O. Box 2066
Southfield, MI 48037

RE: License #: AS630271172
Investigation #: 2025A0626017
Foxmoor Lane

Dear Ms. Sledge:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan was required. On 07/09/2025, you submitted acceptable documentation of corrections.

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) 972-9136.

Sincerely,

A handwritten signature in blue ink that reads "Sara E. Shaughnessy".

Sara Shaughnessy, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 W. Grand Blvd. Ste 9-100
Detroit, MI 48202
(248) 320-3721

enclosure

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

I. IDENTIFYING INFORMATION

| | |
|---------------------------------------|--|
| License #: | AS630271172 |
| Investigation #: | 2025A0626017 |
| Complaint Receipt Date: | 05/19/2025 |
| Investigation Initiation Date: | 05/19/2025 |
| Report Due Date: | 07/18/2025 |
| Licensee Name: | Packard Group Inc |
| Licensee Address: | Suite 303 731 Pallister Street Detroit, MI 48202 |
| Licensee Telephone #: | (248) 626-3837 |
| Administrator: | Gladys Sledge |
| Licensee Designee: | Gladys Sledge |
| Name of Facility: | Foxmoor Lane |
| Facility Address: | 28510 Lorraine Farmington Hills, MI 48336 |
| Facility Telephone #: | (248) 476-8139 |
| Original Issuance Date: | 02/23/2005 |
| License Status: | REGULAR |
| Effective Date: | 03/13/2024 |
| Expiration Date: | 03/12/2026 |
| Capacity: | 5 |
| Program Type: | DEVELOPMENTALLY DISABLED |

II. ALLEGATION(S)

| | Violation Established? |
|--|---------------------------|
| The back deck is not safe and there is sewage in the basement. | Yes |
| Additional Findings | No |

III. METHODOLOGY

| | |
|------------|---|
| 05/19/2025 | Special Investigation Intake 2025A0626017 |
| 05/19/2025 | Special Investigation Initiated - Letter The special investigation was initiated via sending the complaint to Oakland Community Health Network recipient rights specialist, Rachel Moore. |
| 05/20/2025 | Contact - Face to Face An unannounced onsite investigation took place at Foxmoor Lane. An interview was completed with home manager, Kierra Stubbles. |
| 05/20/2025 | Contact - Face to Face An announced visit took place at Visions Unlimited (school) to complete interviews with Resident A, Resident B, and Dorene Forster, the principal of Visions Unlimited. |
| 06/27/2025 | Contact - Document Received An inspection/repair report was received from vice president of the Packard Group, Ken Sledge, via email. |
| 07/08/2025 | Contact- Telephone call made A telephone interview took place with Relative C1. |
| 07/09/2025 | Contact-Document Received Received, via email, from Ken Sledge, photographs of the repaired back deck. |
| 07/11/2025 | Exit Conference An exit conference took place, via telephone, with Ken Sledge. The findings were discussed, and Mr. Sledge was in agreement. |

ALLEGATION:

The back deck is not safe and there is sewage in the basement.

INVESTIGATION:

On 05/19/2025, I received a complaint, via email, alleging there was a sewage backup in the basement of Foxmoor Lane and that the back deck was unsafe and unusable by the residents, preventing them from utilizing the backyard.

On 05/19/2025, I initiated the special investigation by forwarding the complaint to the Office of Recipient Rights.

On 05/20/2025, I received text messages from Rachel Moore from recipient rights indicating she had gone to Foxmoor Lane earlier today and was not going to be opening an investigation. She stated she had no concerns with the condition of the basement and did not observe any sewage. She sent me photographs of the basement and there was no sewage seen. Ms. Moore relayed that because the deck is not unusable and is not a living space, she was not going to do anything about that either.

On 05/20/2025, I completed an unannounced onsite investigation at Foxmoor Lane. I interviewed home manager, Kierra Stubbles. Ms. Stubbles has been the home manager since 08/2024. I reviewed the allegations with Ms. Stubbles and she informed me that the back deck is not a real problem and the residents can and do use it. She stated there is some chipping, but structurally, it is fine. As for the basement, she stated when it rains, the water comes into the basement and goes back down. Ms. Stubbles explained that the water comes from the storm drains and denied there is ever any sewage in the basement. She stated the person who she believes submitted the complaint was at the home the night before, when they had just had a storm. She agreed to have a plumber come to the home to certify that the plumbing is working properly.

Ms. Stubbles showed me the back deck. I walked on the back deck to check it and found two of the boards had significant damage that may affect the safety of the deck. Photographs were taken. Ms. Stubbles explained that they are trying to figure out who is to maintain the deck. I asked her to limit the residents' use of the deck, and she agreed. She showed me that they have another exit that is used for emergencies and the residents can easily get to the backyard through that door. She denied that they do not allow residents outside.

Ms. Stubbles then escorted me to the basement. It should be noted that, upon entering home, I did not encounter any foul odor, like one would expect with raw sewage sitting in a basement. The basement appeared to be dry and clean. There was no water or sewage on the floor. Ms. Stubbles pointed out the sump pump and stated it pumps the water out of the basement. There was some furniture in the basement, and it appeared

to be clean and dry, along with the cardboard boxes. There was no foul odor in the basement. Photographs were taken.

Ms. Stubbles informed me that they have four residents; one was in the hospital, two were at school, and the other was at work. She called the school and asked them if it was permissible for me to come and talk to the two residents who were there, and they stated it was fine.

On 05/20/2025, I completed an announced visit at Visions Unlimited and completed a private interview with Resident A. Resident A can only answer yes or no questions. Resident A confirmed that he likes where he lives and feels safe. He confirmed that Ms. Stubbles takes good care of him and that he is allowed to go out in the backyard.

On 05/20/2025, I completed an announced visit at Visions Unlimited to complete a private interview with Resident B. He stated he likes where he lives and everyone is nice. Nothing bad happens and he gets to go outside. He feels safe and denied anything he doesn't like there.

On 05/20/2025, I completed an announced visit at Visions Unlimited and completed an interview with the principal, Dorene Forster. Ms. Forster informed me that the care at Foxmoor has improved since changing their direct care staff members last year. She stated Resident A and Resident B are coming to school cleaner and more prepared for the day. She stated it was bad before; she had to provide clean clothing for them and hygiene products, not anymore. She stated the only concern is that sometimes Resident B smells like feces due to him having trouble with bowel movements and he always wants to wipe himself. She denies Resident A having any odors and denied any smell of sewage on either of them or she would call herself.

On 06/27/2025, I received an email from Packard Group vice president, Ken Sledge, containing a report from Lorraine Plumbing. The document indicated that the plumbing was inspected, and a leak was detected and fixed. The document also indicated that the leak was from the hot water heater and not from sewage backup.

On 07/08/2025, I completed a phone interview with Relative C1. Relative C1 stated she saw sewage in the basement of the home. She stated when Resident C was admitted to Foxmoor Lane, approximately two years ago, she was informed that the deck was not safe or usable. She stated they told her it was going to be fixed and still hasn't. She stated Resident C was not able to sit in the backyard because of it. She informed me they did not take residents anywhere and Resident C's retainer was lost. She had concerns regarding Resident C's hygiene and stated they told her he would sometimes refuse to be bathed.

On 07/09/2025, I received, via email, from Ken Sledge, containing photographs of the repaired back deck. The boards were replaced and there was no obvious safety hazards observed.

On 07/11/2025, I completed an exit conference, via telephone, with Ken Sledge. The findings were discussed and Mr. Sledge agreed with the findings.

| APPLICABLE RULE | |
|------------------------|---|
| R 400.14403 | Maintenance of premises. |
| | (1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants. |
| ANALYSIS: | <p>Based on the information obtained during my investigation, it is determined there is sufficient evidence to conclude that the home was not maintained to provide adequately for the safety of the residents. The back deck had significant damage and posed a safety risk. The deck has since been repaired.</p> <p>There were no concerns regarding the basement, no sewage or water was observed in the basement and a plumber was contracted to inspect the plumbing in the basement. It was reported there was a small leak in the hot water heater, but it was not detected by myself or staff.</p> |
| CONCLUSION: | VIOLATION ESTABLISHED (BUT CORRECTED) |

IV. RECOMMENDATION

An acceptable corrective action plan was received on 07/09/2025. It is recommended that the status of the license remains unchanged.

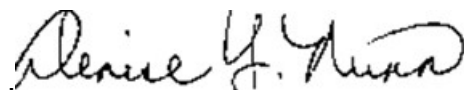


07/14/2025

Sara Shaughnessy
Licensing Consultant

Date

Approved By:



07/24/2025

Denise Y. Nunn
Area Manager

Date