



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

July 15, 2025

Timothy Van Dyk
Residential Opportunities, Inc.
1100 South Rose Street
Kalamazoo, MI 49001

RE: License #: AS390011376
Engel Court AIS/MR
7925 Engel Court
Portage, MI 49002

Dear Timothy Van Dyk:

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 licensee or licensee designee or home for the aged authorized representative and a date.

Upon receipt of an acceptable corrective plan, a regular license and specialized certification for the developmentally disabled will be issued. If you fail to submit an acceptable corrective action plan, disciplinary action will result.

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, you may contact the local office at (517) 335-5985.

Sincerely,

A handwritten signature in black ink that reads "Cathy Cushman". The script is cursive and fluid, with the first name "Cathy" and last name "Cushman" clearly distinguishable.

Cathy Cushman, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(269) 615-5190

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

I. IDENTIFYING INFORMATION

| | |
|--------------------------------|--|
| License #: | AS390011376 |
| Licensee Name: | Residential Opportunities, Inc. |
| Licensee Address: | 1100 South Rose Street Kalamazoo, MI 49001 |
| Licensee Telephone #: | (269) 343-3731 |
| Licensee Designee: | Timothy Van Dyk |
| Administrator: | Nancy Bolen |
| Name of Facility: | Engel Court AIS/MR |
| Facility Address: | 7925 Engel Court Portage, MI 49002 |
| Facility Telephone #: | (269) 329-0313 |
| Original Issuance Date: | 09/29/1982 |
| Capacity: | 6 |
| Program Type: | PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED |

II. METHODS OF INSPECTION

Date of On-site Inspection: 07/15/2025

Date of Bureau of Fire Services Inspection if applicable: N/A

Date of Environmental/Health Inspection if applicable: 04/14/2025

No. of staff interviewed and/or observed 2

No. of residents interviewed and/or observed 5

No. of others interviewed N/A Role:

- Medication pass / simulated pass observed? Yes ☒ No ☐ If no, explain.
- Medication(s) and medication record(s) reviewed? Yes ☒ No ☐ If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes ☒ No ☐ If no, explain.
- Meal preparation / service observed? Yes ☒ No ☐ If no, explain.
- Fire drills reviewed? Yes ☒ No ☐ If no, explain.
- Fire safety equipment and practices observed? Yes ☒ No ☐ If no, explain.
- E-scores reviewed? (Special Certification Only) Yes ☒ No ☐ N/A ☐
If no, explain.
- Water temperatures checked? Yes ☒ No ☐ If no, explain.
- Incident report follow-up? Yes ☒ No ☐ If no, explain.
- Corrective action plan compliance verified? Yes ☐ CAP date/s and rule/s:
N/A ☒
- Number of excluded employees followed-up? N/A ☒
- Variances? Yes ☐ (please explain) No ☒ N/A ☐

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was found to be in non-compliance with the following rules:

R 400.14401 Environmental health.

(6) Poisons, caustics, and other dangerous materials shall be stored and safeguarded in nonresident areas and in non-food preparation storage areas.

FINDING: An opened container of laundry detergent was being stored in the facility's North side hallway near the laundry room making it accessible to residents. During the inspection, the Administrator, Nancy Bolen, moved the opened container of laundry detergent into the laundry room; however, the remaining containers of laundry detergent continue to be stored in the hallway accessible to residents.

R 400.14402 Food Service.

(6) Household and cooking appliances shall be properly installed according to the manufacturer's recommended safety practices. Where metal hoods or canopies are provided, they shall be equipped with filters. The filters shall be maintained in an efficient condition and kept clean at all times. All food preparation surfaces and areas shall be kept clean and in good repair.

FINDING: The laminate kitchen countertops needed repair due to exposed particleboard/pressed board. Additionally, there were large areas of countertop that appeared worn. This exposed material can absorb moisture and be damaged by water and/or high humidity.

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.

FINDING: A freezer in the facility's South side furnace room was observed plugged into an extension cord. Large appliances should be plugged directly into wall outlets.

R 400.14403 Maintenance of premises.

(2) Home furnishings and housekeeping standards shall present a comfortable, clean, and orderly appearance.

FINDING: Resident A's bedroom windowsill had observable dirt and debris in it.

Additionally, metal cabinets, boxes, recycling bins, excess toilet paper, totes, and miscellaneous storage type items were being kept in the facility's hallways and common areas creating a cluttered and uncomfortable space. Additionally, many of these items were piled and stacked on top of the storage cabinets, which could fall if the cabinets were bumped into.

R 400.14403 Maintenance of premises.

(5) Floors, walls, and ceilings shall be finished so as to be easily cleanable and shall be kept clean and in good repair.

FINDING: Floors throughout the facility, including the living and dining rooms and resident bedrooms, were in disrepair.

Baseboards throughout the facility were in disrepair and in need of replacement; particularly in the hallway upon entering the facility and in the living room.

The pantry door in the living room was damaged and in need of repainting and/or repair.

The South side bathroom walls had exposed drywall near the toilet.

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, renewal of the license and specialized certification for the developmentally disabled are recommended.



07/15/2025

Cathy Cushman
Licensing Consultant

Date