

OFFICE OF THE LONG-TERM CARE OMBUDSMAN

EST. WITHIN THE PA DEPARTMENT OF AGING

June 30, 2025

Sixth 60-Day Patient Care Ombudsman Report

Re: LaVie Care Centers, LLC
Case No. 24-55507-PMB

As directed by the court, and pursuant to 11 U.S.C. § 333(a)(2), Fed. R. Bankr. P. 2007.2(c), the following is my sixth 60-day report for the above-captioned case. Earlier bankruptcy reports had been sent on 9/5/24, 10/30/24, 12/31/24, 2/28/25, and 4/30/25.

Local ombudsmen have continued to conduct regular visits to these facilities. There are no resident concerns directly related to the bankruptcy proceedings.

The sale of these six (6) facilities to Avaradis Health was completed on 6/1/25.

Pennknoll Village	Skilled-nursing facility	Bedford County
Locust Grove Retirement Village	Skilled-nursing facility	Juniata County
The Manor at St. Luke Village	Skilled-nursing facility	Luzerne County
The Pavilion at St. Luke Village	Skilled-nursing facility	Luzerne County
Luther Ridge at Seiders Hill	Assisted-living facility	Schuylkill County
The Manor at Penn Village	Skilled-nursing facility	Snyder County

General concerns

1. In a facility visit of 5/1/25, several residents at **Pennknoll Village** had complaints of their call bell being away from them, or on the floor. And they have waited for more than 15 minutes upon pressing their bell. The nursing-home administrator invited the local ombudsman to speak to several staff members due to the administrator's frustration that the staff does not listen to her. When the ombudsman shared the call bell concern with direct care staff, they were dismissive of the concern. The Director of Nursing requested that she be informed of future complaints. The ombudsman filed a complaint with the Department of Health on 5/9/25.

Regulatory concerns

1. **Luther Ridge at Seiders Hill** remains on a Provisional III license through 7/3/25. During a facility visit of 6/3/25, the administrator informed the local ombudsman that a Plan of Correction had been submitted following the last full survey. Fifteen (15) violations were noted in the last survey, including:
 - An inoperable elevator. As of a 5/22/25 facility visit, the local ombudsman reported that both of the facility's elevators were non-functional. As of a risk management meeting with a representative of the Department of Human Services on 6/17/25, the elevator issues were



ongoing. The local ombudsman ensured that the representative was aware of the issue. The ombudsman reported meals were carried up and down stairwells by staff. A family member contacted DHS as well, as it was unclear how a resident was able to access her room. The ombudsman reported, "I can only presume staff had to assist, or carry, her up the stairwell." There are no "areas of refuge" marked anywhere in the home. The local ombudsman shall continue to monitor this concern.

- A lack of resident rights training for staff.
- Cigarette butts on the ground near the employee smoking area.
- Old resident records found in a closet used to store PPE.

The Patient Care Ombudsman and local ombudsman shall continue to monitor these concerns.

We trust that the information included in this report is satisfactory to the Court. We will continue to have the local ombudsman conduct regular site visits and meet with residents to ensure their quality of care and life continue to be positive.

For additional information or should you have any questions, please do not hesitate to contact the PA Office of the Long-Term Care Ombudsman at (717) 783-7096.

Sincerely,

A handwritten signature in black ink that reads "Margaret D Barajas". The script is cursive and fluid, with the first name "Margaret" and last name "Barajas" clearly legible.

Margaret Barajas
State Long-Term Care Ombudsman