STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
***800 NE 136th Ave Ste 200, Vancouver, WA 98684***

White Oak Village LLC
White Oak Village Memory Care Community
14715 NE 20th Ave
Vancouver, WA 98686

RE: White Oak Village Memory Care Community License # 2738

Dear Administrator:

This letter addresses Compliance Determination(s) 78184 (Completion Date 06/16/2026) and 75594 (Completion Date 04/08/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 06/16/2026 and found no deficiencies. Your facility meets the Assisted Living Facility licensing requirements.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-78A-2040-2

The Department staff who did the on-site verification:
Richard Westom, NCI, ALF Complaint Investigator

If you have any questions, please contact me at (253)442-3013.

Sincerely,

*Laurie Anderson*

Laurie Anderson, Community Field Manager
Region 3, Unit E
Residential Care Services

This document was prepared by Residential Care Services for the Locator website.

# Residential Care Services
## Investigation Summary Report

**Provider/Facility:** White Oak Village Memory Care Community
**License/Cert.#:** 2738
**Compliance Determination #:** 75594
**Investigator:** Clinton Fridley
**Investigation Date(s):** 04/08/2026 through 04/08/2026
**Complainant Contact Date(s):**

**Provider Type:** Assisted Living Facility

**Intake ID:** 218004
**Region/Unit #:** RCS Region 3 / Unit E

**Allegation(s):**
Life Safety Code - failed fire marshal reinspection.

**Investigation Methods:**

| | |
|---|---|
| **Sample:** | Total residents: 56<br>Resident sample size: 0<br>Closed records sample size: 0 |
| **Observations:** | facility<br>common areas |
| **Interviews:** | executive director |
| **Record Reviews:** | fire marshal failed inspection letter |

**Investigation Summary:**
Life Safety Code - failed fire marshal reinspection. Failed practice identified.

**Conclusion / Action:**

- [x] Failed Provider Practice Identified / Citation(s) Written
- [ ] Failed Provider Practice Not Identified / No Citation Written
- [ ] N/A

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STATE OF WASHINGTON

# DEPARTMENT OF SOCIAL AND HEALTH SERVICES

HOME AND COMMUNITY LIVING ADMINISTRATION

***800 NE 136th Ave Ste 200, Vancouver, WA 98684***

| Statement of Deficiencies | License #: 2738 | Compliance Determination # 75594 |
|---|---|---|
| Plan of Correction | White Oak Village Memory Care Community | Completion Date |
| Page 1 of 3 | Licensee: White Oak Village LLC | 04/08/2026 |

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Assisted Living Facility license.

The department completed data collection for an unannounced on-site complaint investigation on 04/08/2026 of:

White Oak Village Memory Care Community
14715 NE 20th Ave
Vancouver, WA 98686

This document references the following complaint number(s): 218004

The following sample was selected for review during the unannounced on-site visit: 0 of 56 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Clinton Fridley, Community Nurse Field Manager

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 3 , Unit E
800 NE 136th Ave Ste 200
Vancouver, WA 98684

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As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

Clinton Fridley, RN
Residential Care Services

04/17/2026
Date

I understand that to maintain an Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

Administrator (or Representative)

4/29/26
Date

**WAC 388-78A-2040 Other requirements.**

(2) The assisted living facility must have its building approved by the Washington state fire marshal in order to be licensed.

**This requirement was not met as evidenced by:**

Based on interview and record review, the facility had failed to stay in compliance with the local and state fire ordinances for 1 of 1 Assisted Living Facilities (ALF). This failure placed all residents, visitors, and staff at risk of injury and harm in the event of a fire.

Findings included...

Review of the Washington State Fire Marshal's letter of Non-compliance, dated 03/24/2026, showed the facility had failed to gain and maintain compliance as required by state law, findings below:

- **3. Duct and Air Transfer Openings – Maintaining Protection:** "Facility failed to provide fire damper inspection report 1 year after installation of fire dampers"
- **4. Testing and Maintenance:** "Facility failed to provide the following reports: Annual Trip test of dry sprinkler system, Quarterly fire sprinkler inspection, Annual forward flow of backflow"
- **7. Maintenance:** "Facility failed to provide carbon monoxide detector testing"
- **8 Controlled Egress Doors in Groups I-1 and I-2:** "The facility failed to provide a system, such as a keypad and code, in place that allows visitors, staff persons and appropriate residents to exit. Instructions for exiting shall be posted within six feet of the door."

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On 04/08/2026 at 3:15 PM, Staff A, Executive Director, stated they were out of compliance with fire marshal but were confident that all repairs and changes would be completed prior to revisit.

**Plan/Attestation Statement**

I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, White Oak Village Memory Care Community is or will be in compliance with this law and / or regulation on (Date) 5/23/26 .

In addition, I will implement a system to monitor and ensure continued compliance with this requirement.

Administrator (or Representative) — Date 4/29/26

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