

THE VILLAS AT THE CEDARS

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§ 1 Facility Identity

Facility	THE VILLAS AT THE CEDARS
CCN	245187
Location	7900 WEST 28TH STREET, SAINT LOUIS PARK, MN, 55426
Ownership type	For profit - Corporation
Certified beds	107

§ 2 CMS Federal Record

Civil money penalties on file	\$22,205
Deficiency citations — current cycle	27 (238% vs prior 24 months (8))
Deficiency citations — prior 24 months	8
Immediate Jeopardy — current cycle	1
Actual-harm (G+) citations — current cycle	1
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$22,205
MN state average	\$20,689 (this facility is 1.1× the MN average)
National average	\$31,239 (this facility is 0.7× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 27 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F760	Ensure that residents are free from significant medication errors.	J • Immediate Jeopardy	Complaint
F692	Provide enough food/fluids to maintain a resident's health.	G	Complaint
F880	Provide and implement an infection prevention and control program.	F	Standard survey
F700	Try different approaches before using a bed rail. If a bed rail is needed, the facility must (1) assess a resident for safety risk; (2) review these risks and benefits with the resident/representative; (3) get informed consent; and (4) Correctly install and maintain the bed rail.	E	Complaint
F909	Regularly inspect all bed frames, mattresses, and bed rails (if any) for safety; and all bed rails and mattresses must attach safely to the bed frame.	E	Complaint
F580	Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.	D	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F697	Provide safe, appropriate pain management for a resident who requires such services.	D	Complaint
F760	Ensure that residents are free from significant medication errors.	D	Complaint
F657	Develop the complete care plan within 7 days of the comprehensive assessment; and prepared, reviewed, and revised by a team of health professionals.	D	Complaint
F679	Provide activities to meet all resident's needs.	D	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F880	Provide and implement an infection prevention and control program.	D	Complaint

F656	Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.	D	Complaint
F676	Ensure residents do not lose the ability to perform activities of daily living unless there is a medical reason.	D	Complaint
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	D	Complaint
F919	Make sure that a working call system is available in each resident's bathroom and bathing area.	D	Complaint
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	D	Complaint
F610	Respond appropriately to all alleged violations.	D	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Standard survey
F554	Allow residents to self-administer drugs if determined clinically appropriate.	D	Standard survey
F558	Reasonably accommodate the needs and preferences of each resident.	D	Standard survey
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	D	Standard survey
F656	Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.	D	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Standard survey
F688	Provide appropriate care for a resident to maintain and/or improve range of motion (ROM), limited ROM and/or mobility, unless a decline is for a medical reason.	D	Standard survey
F883	Develop and implement policies and procedures for flu and pneumonia vaccinations.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: MONARCH HEALTHCARE MANAGEMENT (45 facilities); Owner on file: NIJ LLC (organization)
Ownership chain	MONARCH HEALTHCARE MANAGEMENT (45 facilities)
Penalties vs chain average	\$22,205 vs \$27,779 (0.8× the chain average)
Current deficiencies vs chain average	27 vs 11.7 (2.3× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 3.2 · US avg 3)
Health inspection	1 / 5 (state avg 2.8 · US avg 2.8)
Staffing	4 / 5 (state avg 4.1 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 3.2 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/245187
Snapshot SHA-256	53da579c07f0e6274c66965be0816e98cf95105a588b71e22b310868beb022a8
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 245187.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 53da579c07f0.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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