

BEEGHLY OAKS CENTER FOR REHABILITATION & HEALING

Report ID: CCN 366195
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§ 1 Facility Identity

Facility	BEEGHLY OAKS CENTER FOR REHABILITATION & HEALING
CCN	366195
Location	6505 MARKET STREET, YOUNGSTOWN, OH, 44512
Ownership type	For profit - Limited Liability company
Certified beds	115

§ 2 CMS Federal Record

Civil money penalties on file	\$187,369
Deficiency citations — current cycle	31 (520% vs prior 24 months (5))
Deficiency citations — prior 24 months	5
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	4
Special Focus Facility status	SFF candidate
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$187,369
OH state average	\$23,139 (this facility is 8.1× the OH average)
National average	\$31,239 (this facility is 6.0× 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 31 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
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	G	Standard survey
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	G	Standard survey
F697	Provide safe, appropriate pain management for a resident who requires such services.	G	Standard survey
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	G	Complaint
F809	Ensure meals and snacks are served at times in accordance with resident's needs, preferences, and requests. Suitable and nourishing alternative meals and snacks must be provided for residents who want to eat at non-traditional times or outside of scheduled meal times.	F	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Standard survey
F835	Administer the facility in a manner that enables it to use its resources effectively and efficiently.	F	Standard survey
F865	Have a plan that describes the process for conducting QAPI and QAA activities.	F	Standard survey
F908	Keep all essential equipment working safely.	F	Standard survey
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	E	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.	E	Standard survey
F657	Develop the complete care plan within 7 days of the comprehensive assessment; and prepared, reviewed,	E	Standard survey

and revised by a team of health professionals.

F695	Provide safe and appropriate respiratory care for a resident when needed.	E	Standard survey
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	E	Standard survey
F880	Provide and implement an infection prevention and control program.	E	Standard survey
F580	Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.	D	Standard survey
F625	Notify the resident or the resident's representative in writing how long the nursing home will hold the resident's bed in cases of transfer to a hospital or therapeutic leave.	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
F676	Ensure residents do not lose the ability to perform activities of daily living unless there is a medical reason.	D	Standard survey
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Standard survey
F690	Provide appropriate care for residents who are continent or incontinent of bowel/bladder, appropriate catheter care, and appropriate care to prevent urinary tract infections.	D	Standard survey
F692	Provide enough food/fluids to maintain a resident's health.	D	Standard survey
F726	Ensure that nurses and nurse aides have the appropriate competencies to care for every resident in a way that maximizes each resident's well being.	D	Standard survey
F757	Ensure each resident's drug regimen must be free from unnecessary drugs.	D	Standard survey

F760	Ensure that residents are free from significant medication errors.	D	Standard survey
F773	Provide or obtain laboratory tests/services when ordered and promptly tell the ordering practitioner of the results.	D	Standard survey
F804	Ensure food and drink is palatable, attractive, and at a safe and appetizing temperature.	D	Standard survey
F810	Provide special eating equipment and utensils for residents who need them and appropriate assistance.	D	Standard survey
F842	Safeguard resident-identifiable information and/or maintain medical records on each resident that are in accordance with accepted professional standards.	D	Standard survey
F883	Develop and implement policies and procedures for flu and pneumonia vaccinations.	D	Standard survey
F887	Educate residents and staff on COVID-19 vaccination, offer the COVID-19 vaccine to eligible residents and staff after education, and properly document each resident and staff member's vaccination status.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: DAVID OBERLANDER (7 facilities); Owner on file: QUARTEX LLC (organization)
Ownership chain	DAVID OBERLANDER (7 facilities)
Penalties vs chain average	\$187,369 vs \$109,938 (1.7× the chain average)
Current deficiencies vs chain average	31 vs 24.3 (1.3× 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	2 / 5 (state avg 2.4 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 4.5 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/366195
Snapshot SHA-256	686008e5220fd009e2a47843a259cbf407e6b3262f0d9374dd51d34a495d1634
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 366195.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 686008e5220f.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).
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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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