

<b>Date of Incident</b>	11-30--0001
<b>Prepared By</b>	John Samuel
<b>Reviewed By</b>	Incident Report was reviewed by John Samuel on 12-19-2025 at 08:59 AM.
<b>Property</b>	Haverford Court
<b>Time of Incident</b>	08:57:00
<b>Location of Incident</b>	parking lot of the east building near dumpster

<b>Report Last Updated By</b>	<b>Update Date</b>
John Samuel	12-16-2025

Incident Type
Slip and Falls
Description of Incident
At 10:33am, Nadira Mills received an email from Sharon Waples , informing her that Ms.Vanessa Fripps from E314, had fallen in the parking lot. Ms. Kay (Monitor) and Nadira promptly contacted Ms. Fripps at around 10:40am to gather more details and ensure her well-being. During the conversation, Ms. Fripps explained that she had slipped on ice near the dumpster between 8:45am and 9:00am and she landed on her hip and wrist. Despite the fall, she continued to work and came to the office after her shift to show us her injuries. Upon examination, we noticed that her left wrist was swollen, and her pants had a stain. We reviewed the surveillance footage and confirmed that the fall occurred at 8:57am. Ms. Fripps exited the driver's side of her vehicle and walked around to the passenger side to dispose of her trash in the dumpster. It was at this point that she slipped near the back door on the passenger side. After visiting our office at approximately 4pm, Ms. Fripps went to Main Line Urgent Care. There, she received a wrist brace, and x-rays were taken of both her wrist and hip. She was also prescribed Motrin to manage her pain.
Corrective action taken at the time of the incident
Salted the parking lot area more to make sure there is no icy spots.
What we have done related to Customer Service and helping the resident, if anything?
Reached out to resident as soon as we heard the news and in the evening to see her wellbeing.
Witnesses names and phone number
Was there security camera footage of this incident?
Yes
Link to security footage video in Box
http://
Did this incident involve a resident?
Yes
Unit
E314
Resident Name
Vanessa Fripps
Did this incident involve a Lindy team member?
No
Did this incident involve a vendor?
No
Should this incident be reported to the residents renters insurance policy?
No

