Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE ANNUAL EVALUATION

Business Name: Kimberly C Neighbors

Provider Name: Kimberly C Neighbors

Provider No.: 51560

Address: 6 Virginia Hills RD, Council Bluffs, IA, 51503

E-Mail:

County: Pottawattamie

Phone Number: 4026188348

- [ ] Pre-Inspection Date:
- [ ] Approval Date:
- [X] Annual Visit Date: 8/27/2025

Program Type:

- [ ] Registered Child Development Home A (guidelines for ratios on all categories)
- [ ] Registered Child Development Home B
- [ ] Registered Child Development Home C
- [X] Registered Child Development Home C1
- [ ] Non Registered Child Care Homes accepting CCA

Program Population Served:

- [ ] Infant(0<24 mos)
- [ ] Toddler
- [ ] PreSchool
- [ ] School Age
- [X] All Ages

1. Basic Overview

Kim Neighbors has been providing childcare services in the Council Bluffs area for 4 years. She currently does not have any approved assistants or substitutes. As a C1 provider she is able to have a maximum of 8 children at any one time.

2. Identify Observed Strengths Of The Program

The childcare area is a good space for the children to play. The provider has stations set up for the children to have choices for activities. The home has a large backyard that grants ample space to run and play.

The provider was very attentive to the children while compliance staff was present; addressing needs and redirecting

children through a conflict.

3. Identify The Aspects That Fall Below The Standard

110.8(1)n All dogs and cats have annual examinations. Records of the exams are on file and must verify that routine immunizations are current and animal is free of endo and ecto parasites. Form 470-5153, Pet Health Examination Veterinary Health Certificate, is on file.

**Compliance staff observed pet forms from 2023. The provider was unable to locate the most recent signed veterinary forms for the household pets. In discussion, it is possible that the provider was to send these in after the last inspection, but compliance staff found that was not what was requested after the past inspection.

110.9 (4) e : For infants and preschoolers: A statement of health signed by a physician submitted annually.
For school aged children: An annual statement of health condition signed by the parent or legal guardian, annually from date of statement of health or admission physical.
110.9 (4) g : A signed and dated immunization certificate provided by the state Department of Public Health.

**Compliance staff looked at three child files. The provider will need to work with the families to receive the most recent physical completed on the child(ren). This also includes the most recent

4. Any corrective action plans, provisional license, and safety plans-steps to get into compliance

N/A

5. Special Notes/recommendations

Compliance staff discussed safe sleep, emergency preparedness and shared legislative update information that was effective July 1, 2025.

Regarding the pet forms, please submit photo verification of completed pet forms by October 31, 2025 by texting them to 712-435-0576.

Regarding child files, you discussed recently handing out physical forms to parents and you are waiting for these forms to be returned. Continue to work with the parents to receive annual updated physicals and updated immunization records when children receive them. This will be reviewed at your next compliance visit.

Please reach out with any questions.

HHS Child Development
Home Compliance Worker: Stacy Burris Date: 9/2/2025

Non-compliance with any of the mandated regulatory requirements listed above may lead to the cancellation or revocation of your Child Development Home Registration. Please take whatever steps are necessary to completely address each of the violations noted above. It is essential you correct all above-mentioned violations.

Child Care Resource and Referral is an excellent resource for providers to access training options and support in your area. You can reach Child Care Resource and Referral at Deb Martens 712-755-7381