Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE CENTER ANNUAL EVALUATION

Name of Center: Traditions Children's Center V, Bldg 100

Provider No.: 40856

Address: 9809 White Oak Lane, Johnston, IA, 50131

County: Polk

Director's Name: Kathy Oliver

On-Site Supervisor: Keleigh Donaldson and Lindsey Swank

Phone Number: 5159863757

E-Mail: director@traditions5.com

HHS Visit Date: 04/20/2026

Licensing Period: 06/01/2025 to 06/01/2027

Fire Inspection:

Date Inspected: 01/29/2026

Comments: Johnston Fire Marshal. Licensing requires that these inspections are done at least every three years.

Report Visit Type:

- [ ] PTO
- [X] Licensing Visit
- [ ] Drop In
- [ ] Administrative Change

License Type:

- [X] Full
- [ ] Provisional

Quality initiative:

Quality Rating: 2

- [ ] Accrediation

Program Duration:

- [X] Year-Round
- [ ] School Year
- [ ] Summer Only

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Program Population Served:

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

LICENSE CAPACITY	Infants	2 Years	Preschool	School-Aged	Capacity
General	24	32	92	50	198
Summer					0

1. Basic Overview

An off-year inspection was conducted on 4/20/26. The director was present throughout the visit.

All areas of the program were observed. These areas observed consisted of classroom observations and activities, ratios, nutritional practices, health and safety practices, playground observation, field trip and transportation practices, and administrative review.

Traditions Children's Center V Building 100 opened for business on 3/4/13 and HHS supervision. It is one of nine centers owned by Bonnie Netteland. The director of this center as of 12/2021 is Kathy Oliver. Kathy is also the director next door at Traditions V Building 200. Previous to being the director over these two programs, Kathy was the director at Traditions III. Kathy has her CDA. The on-site supervisors at this center are Keleigh Donaldson and Lindsey Swank. Both individuals meet the requirements for on-site supervisor.

This center serves children ages six weeks in age to 12 years in age. This center is similar to the other Traditions/Clive Children Centers were there are enclosed classrooms for younger children and then open areas that are sectioned off for older children. The center uses the Active Learning Series Learning Curriculum with children. Total child enrollment on the day of the inspection was 93 children.

During the inspection, school-age children were not present as they were in school. Most of the other children in classrooms were napping. However, there were some children in each of the classrooms not napping and rather, engaged in quiet activities (coloring and drawing mostly). Children awake gave specific answers as to where they relocate to for monthly fire and tornado drills and the frequency to which they washed their hands while at the center. Toys, tables, cribs, cots, etc. are being cleaned and sanitized daily. Diapering tables are disinfected after each use.

NUTRITION: The center serves children an AM snack, lunch, and a PM snack. Menus rotate every four weeks and all meal items were CACFP credible. Children eat in their classrooms at the child-size tables and chairs. The center employs a full-time cook and there is a kitchen for preparing meals. All food storage was sufficient.

TRANSPORTATION/FIELD TRIPS: The center has two vans that they use for field trips for children three and older and then for transporting school-age children to/from school and the center. For all transportation needs, a first-aid kit and children's emergency contacts are taken along. Regular maintenance and service is performed on the vehicles.

PLAYGROUND: The center has four playground areas that are used by children based on their ages. These playground areas may also be shared with the next door Traditions center. The areas are all fenced in and contain riding toys and climbing structures. More mulch is needed around the fall zones at the bottom of slides. It was noted that there was a large

pile of wood chips just outside the fenced in area. The plan is to put down more wood chips this week again. It is recommended that outdoor playground mats also be purchased and placed at the bottom of slides as this will help preserve wood chip surfacing and depth. Monthly playground checks are being conducted.

For more challenging child behaviors, and particularly as of late, monthly staff meetings have been focused on teamwork and communication between staff. The director has also emphasized with staff proper incident/accident report writing as well as Mandatory Reporter requirements. This will remain a focus for the time being.

2. Identify Observed Strengths of the program

Enrollment remains steady.

This is one of nine centers owned by Bonnie Netteland. The same policies and procedures are used at all of the centers. All of the directors of these centers have monthly staff meetings. All On-site supervisors have monthly staff meetings. Monthly all-staff meetings are held at the center.

The annual child update forms used by the centers are often times used by this consultant as an example for other centers.

The center participates in IQ4K which is a voluntary program based off of best practice.

There is a secure entrance into the center. Parents are given a code to gain access. All other visitors have to ring a doorbell and be let in by staff.

Staff and parents use the electronic Pro-Care system for signing into/out of the center. Pro-care is also used for daily sheets for children under two years of age.

The center employs a full-time cook.

Staff pictures are posted outside of classrooms. There is also an information board dedicated to staff.

The director is organized and has been with the company since 2011. She is one of the more tenured directors the company employs.

There are individual lesson plans for infants.

There is again a good mix of new and tenured staff at this center.

Good staff-child activities were observed. Staff were engaged with all children.

Two classrooms are being used as indoor gyms (one for younger children and one for older children) when weather doesn't permit outdoor play.

The center received 100% on their last immunization audit from 11/2025.

There are now dividers in restrooms.

The front entrance/foyer area has had a fresh coat of paint and the parent boards have been redone.

3. Identify the aspects that fall below the standard

109.9(2)d: All files contain sufficient information and authorization to allow the center to secure emergency medical and

dental services at any time child is in center's care.
One child did not have doctor or dentist contact information. The names, addresses, and phone numbers are needed.

109.11(4)a: Center must have safe outdoor program area adjacent to the center, with sufficient square footage to accommodate at least 30 percent of the enrollment capacity at any one time at 75 spear feet per child. Outdoor space must: Be free from litter and unsafe materials and free from contamination by the drainage or ponding of sewage or storm water. Include safe play equipment and an area of shade. Include fencing to protect from bodies of water or vehicular traffic.
As stated above, more wood chips are needed on the playground and around the fall zones. It was noted that there is a very large pile of wood chips just outside of the fenced in playground areas that is scheduled to be put down later this week.

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

N/A.

5. Special Notes/Recommendations

Radon testing was last completed in classrooms 9/10/21 - 9/13/21. Because levels were below 4.0, the center can move to testing for radon at least every five years now. So long as radon levels remain below 4.0, they can remain on a five year plan. If at the next testing, levels in any classroom come back 4.0 or higher, the center will have to have a mitigation plan, retest, and at least temporarily move back to testing every two years. RADON TESTING IS DUE AGAIN IN 9/2026.

The annual furnace inspection was last completed 9/15/25.

It was previously noted that several windows do not have screens. These windows shouldn't be opened unless they have screens installed.

I-Power was discussed at the visit. It appears professional development training hours are being uploaded into I - Power. Mandatory Reporter and First-Aid/CPR will have to be manually uploaded into profiles most likely.

The most current diapering posting was emailed to the center after the visit concluded.

It was noted that one child has an epipen (not at the center currently) as the parents work to obtain another, non-expired epipen. The director should reach out to the parents in regards to status of obtaining this new epipen.

Date: 04/21/2026

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HHS Licensing Consultant: Nate Knepper

Non-compliance with any of the mandated regulatory requirements listed above may lead to the cancellation or revocation of your Child Care License. Please take steps necessary to completely address each of the violations noted above.

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 **https://iowaccrr.org**.