



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **EC OPCO LAKEMONT FARMS LLC**

LEGAL ENTITY

To operate **CELEBRATION VILLA OF LAKEMONT FARMS**

NAME OF FACILITY OR AGENCY

Located at **3275 WASHINGTON PIKE, BRIDGEVILLE, PA 15017**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

To provide **Personal Care Homes**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **140**

(MAXIMUM CAPACITY)

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 30**

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **July 28, 2023** until **June 17, 2024**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **450810**


ISSUING OFFICER


ACTING DEPUTY SECRETARY

NOTE This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 - 04/23

Mailing Date: July 28, 2023

[REDACTED]
EC OPCO Lakemont Farms LLC
[REDACTED]
[REDACTED]

RE: Celebration Villa of Lakemont Farms
3275 Washington Pike
Bridgeville, Pennsylvania 15017
License #: 45081

Dear [REDACTED]:

As the result of your home's recent request to adjust the use of the physical space, the Department has granted an approval for a revised license issued under the authority of 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). The approved capacity revision request is to convert 30 beds to a new secured dementia care unit. The expiration date of the license remains unchanged.

Any future requests for changes in capacity should be forwarded to the Department for review and consideration in accordance with the applicable regulations. The revised license is enclosed.

Sincerely,



Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
License

Facility Information

Name: CELEBRATION VILLA OF LAKEMONT FARMS

License #: 45081

License Expiration: 06/17/2024

Address: 3275 WASHINGTON PIKE, BRIDGEVILLE, PA 15017

County: ALLEGHENY

Region: WESTERN

Administrator

Name:

Phone:

Email:

Legal Entity

Name: EC OPCO LAKEMONT FARMS LLC

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: C 2 LP

Date: 03/17/1999

Issued By: PA Dept L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 90

Working Staff: 68

Inspection Information

Type: Partial

Notice: Announced

BHA Docket #:

Reason: Complaint, New

Exit Conference Date: 07/18/2023

Inspection Dates and Department Representative

07/18/2023 On Site

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 140

Residents Served: 68

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 13

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 68

Diagnosed with Mental Illness: 1

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 22

Have Physical Disability: 0

Inspections / Reviews

07/18/2023 - Partial

Lead Inspector:

Follow-Up Type: POC Submission

Follow-Up Date: 07/31/2023

07/24/2023 - POC Submission

Submitted By:

Date Submitted: 07/27/2023

Reviewer:

Follow-Up Type: POC Submission

Follow-Up Date: 07/31/2023

Inspections / Reviews (*continued*)

07/26/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/27/2023

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 08/02/2023

07/27/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/27/2023

Reviewer: [REDACTED]

Follow-Up Type: Not Required

65f - Training Topics**1. Requirements**

2600.

65.f. Training topics for the annual training for direct care staff persons shall include the following:

7. Care for residents with mental illness or an intellectual disability, or both, if the population is served in the home.

Description of Violation

Direct care staff person A, hired [REDACTED] did not receive training in care for residents with mental illness during the 1/1/22-12/31/22 staff training year.

Direct care staff person B, hired [REDACTED], did not receive training in care for residents with mental illness during the 1/1/22-12/31/22 staff training year.

Plan of Correction**Do Not Accept** [REDACTED] - 07/24/2023)

Direct care staff training on care for residents with mental illness and/or intellectual disability, or both for all current staff conducted by administrator on reg 65.f scheduled for 7/24/2023.

In person training on topic caring for residents with mental illness and/or intellectual disability has been added to the orientation trainings to be completed within first 40 hours of employment for direct care staff.

Training on reg 65.f caring for residents with mental illness or intellectual disability will be held annually for all direct care staff in July of each year.

Licensee's Proposed Overall Completion Date: 07/25/2023**Plan of Correction****Accept** [REDACTED] - 07/26/2023)

Direct care staff training on care for residents with mental illness and/or intellectual disability, or both for all current staff conducted by administrator on reg 65.f scheduled for 7/24/2023.

In person training on topic caring for residents with mental illness and/or intellectual disability has been added to the orientation trainings to be completed within first 40 hours of employment for direct care staff.

Training on reg 65.f caring for residents with mental illness or intellectual disability will be held annually for all direct care staff in July of each year.

reg 2600.65(f)

Starting in July 2023 Administrator or member of leadership team will monitor staff training monthly for compliance and review at quality assurance meeting.

Licensee's Proposed Overall Completion Date: 07/31/2023**Evidence of Completion****Implemented** [REDACTED] - 07/27/2023)

See attached.