



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **TOWAMENCIN OPERATING COMPANY, LLC**

LEGAL ENTITY

To operate **MORNINGSIDE HOUSE OF TOWAMENCIN**

NAME OF FACILITY OR AGENCY

Located at **900 TOWAMENCIN AVENUE, LANSDALE, PA 19446**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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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 **144**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 59**

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 **January 16, 2024** until **July 16, 2024**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **151051**

Janette Biderup
ISSUING OFFICER

Juliet Marsala
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 628P – 04/23



CERTIFIED MAILING DATE: January 30, 2024

[REDACTED]
[REDACTED]
Towamencin Operating Company, LLC
[REDACTED]
[REDACTED]

RE: Morningside House of Towamencin
900 Towamencin Avenue
Lansdale, Pennsylvania 19446
License #: 151050

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on January 3, 2024 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala". The signature is written in a cursive, flowing style.

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

January 12, 2024

[REDACTED]
TOWAMENCIN OPERATING COMPANY, LLC
[REDACTED]
[REDACTED]

RE: MORNINGSIDE HOUSE OF
TOWAMENCIN
900 TOWAMENCIN AVENUE
LANSDALE, PA, 19446
LICENSE/COC#: 151050

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 01/03/2024 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: MORNINGSIDE HOUSE OF TOWAMENCIN

License #: 151050

License Expiration:

Address: 900 TOWAMENCIN AVENUE, LANSDALE, PA 19446

County: MONTGOMERY

Region: SOUTHEAST

Administrator

Name:

Phone:

Legal Entity

Name: TOWAMENCIN OPERATING COMPANY, LLC

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: I-1

Date: 09/24/2019

Issued By: Towamencin Township

Type: I-2

Date: 09/24/2019

Issued By: Towamencin Township

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 96

Waking Staff: 72

Inspection Information

Type: Full

Notice: Announced

BHA Docket #:

Reason: New, Change Legal Entity

Exit Conference Date: 01/03/2024

Inspection Dates and Department Representative

01/03/2024 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity:

Residents Served: 69

Secured Dementia Care Unit

In Home: Yes

Area: Memory Lane

Capacity: 59

Residents Served: 27

Hospice

Current Residents: 5

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 69

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 27

Have Physical Disability: 0

Inspections / Reviews

01/03/2024 - Full

Lead Inspector:

Follow-Up Type: Not Required

NO DEFICIENCIES FOUND