



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **JENNER'S POND INC**

LEGAL ENTITY

To operate **RUSTON RESIDENCE**

NAME OF FACILITY OR AGENCY

Located at **100 SYCAMORE DRIVE, WEST GROVE, PA 19390**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Assisted Living-Special Care**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **70**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Special Care Unit - 55 Pa.Code §§ 2800.231-239 - 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 2800: Assisted Living Residences

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **June 30, 2025** until **May 13, 2026**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **138890**


ISSUING OFFICER


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



Pennsylvania Department of Human Services

Emailing Date: June 30, 2025

[REDACTED]
[REDACTED]
Jenner's Pond, Inc.
[REDACTED]
[REDACTED]

RE: Ruston Residence
100 Sycamore Drive
West Grove, Pennsylvania 19390
License #: 138890

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. 2800 (relating to Assisted Living Residence). The approved capacity revision request is an increase of 12 to 30 SDCU beds with the overall capacity remaining at 70. 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,

A handwritten signature in black ink that reads "Juliet Marsala".

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
License

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

June 27, 2025

[REDACTED]
JENNER'S POND INC
[REDACTED]

RE: RUSTON RESIDENCE
100 SYCAMORE DRIVE
WEST GROVE, PA, 19390
LICENSE/COC#: 13889

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/10/2025 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

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

Sincerely,
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: RUSTON RESIDENCE

License #: 13889

License Expiration: 05/13/2026

Address: 100 SYCAMORE DRIVE, WEST GROVE, PA 19390

County: CHESTER

Region: SOUTHEAST

Administrator

Name: [REDACTED]

Legal Entity

Name: JENNER'S POND INC

Address: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP

Date: 04/06/1998

Issued By: Commonwealth of
Pennsylvania, L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 57

Waking Staff: 43

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: New, Monitoring

Exit Conference Date: 06/10/2025

Inspection Dates and Department Representative

06/10/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 70

Residents Served: 34

Special Care Unit

In Home: Yes

Area:

Capacity: 12

Residents Served: 11

Lavendar Lane & Laurel Way

Hospice

Current Residents: 3

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 34

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 23

Have Physical Disability: 0

Inspections / Reviews

06/10/2025 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 07/01/2025

Inspections / Reviews (*continued*)

06/27/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/27/2025

Reviewer: [REDACTED]

Follow-Up Type: *Bypass Document
Submission*

06/27/2025 - Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/27/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

103f Fridge/Freezer Temps**1. Requirements**

2800.

103.f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Description of Violation

The thermometer in the freezer in the Laurel Way Activity Room was not in working order.

Plan of Correction**Accept** [REDACTED] - 06/27/2025)

- *The community replaced the freezer thermometer on 6/10/2025. (Exhibit A1)*
- *On 6/11/2025, the ALA audited all fridge/freezers to ensure compliance with regulation 103f*
- *Beginning 6/11/2025, the ALA or designee will audit all fridge/freezers to ensure compliance with regulation 103f weekly x 4weeks, then bi-weekly, then monthly to validate sustained compliance with regulation 103f (Exhibit A2)*
- *Results of the audit will be discussed during quarterly QI meetings. The QI committee will determine if continuing the audits is necessary.*

Licensee's Proposed Overall Completion Date: 06/27/2025

Bypass Document Submission**Implemented** [REDACTED] - 06/27/2025)