pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **WHITEMARSH CONTINUING CARE RETIREMENT COMMUNITY**
LEGAL ENTITY

To operate **THE HILL AT WHITEMARSH - OAKLEY HALL ASSISTED LIVING**
NAME OF FACILITY OR AGENCY

Located at **4000 FOX HOUND DRIVE LAFAYETTE HILL, PA 19444**
(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 **52**
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

Restrictions: **Special Care Unit - 55 Pa.Code §§ 2800.231-239 - Capacity 14**

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 **November 10, 2025** until **March 22, 2026**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **139020**

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

E-Mailing Date: November 11, 2025

[redacted]
Chief Financial Officer
Whitemarsh Continuing Care Retirement Community
4000 Fox Hound Drive
Lafayette Hill, Pennsylvania 19444

RE: The Hill at Whitemarsh Oakley Hall Assisted Living
License #: 139020

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 for an addition of a Secure Dementia Unit (SDU) with an increase of 14 SDCU beds that will increase the overall capacity to 52. 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

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
License

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

November 10, 2025

[redacted] LEGAL ENTITY
WHITEMARSH CONTINUING CARE RETIREMENT COMMUNITY
4000 FOX HOUND DRIVE
LAFAYETTE HILL, PA, 19444

RE: THE HILL AT WHITEMARSH - OAKLEY HALL ASSISTED LIVING
4000 FOX HOUND DRIVE
LAFAYETTE HILL, PA, 19444
LICENSE/COC#: 13902

Dear [redacted]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/29/2025 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: *THE HILL AT WHITEMARSH - OAKLEY HALL ASSISTED LIVING* **License #**: *13902* **License Expiration**: *03/22/2026*

Address: *4000 FOX HOUND DRIVE, LAFAYETTE HILL, PA 19444*

County: *MONTGOMERY* **Region**: *SOUTHEAST*

Administrator

Name: [redacted] **Phone**: [redacted] **Email**: [redacted]

Legal Entity

Name: *WHITEMARSH CONTINUING CARE RETIREMENT COMMUNITY*

Address: *4000 FOX HOUND DRIVE, LAFAYETTE HILL, PA, 19444*

Phone: [redacted] **Email**: [redacted]

Certificate(s) of Occupancy

Type: *I-2* **Date**: *05/11/2007* **Issued By**: *Whitemarsh Township*

Staffing Hours

Resident Support Staff: *0* **Total Daily Staff**: *31* **Waking Staff**: *23*

Inspection Information

Type: *Partial* **Notice**: *Announced* **BHA Docket #**:

Reason: *New* **Exit Conference Date**: *10/29/2025*

Inspection Dates and Department Representative

10/29/2025 - On-Site: [redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *38* **Residents Served**: *25*

Special Care Unit

In Home: *Yes* **Area**: *McKeown House* **Capacity**: *14* **Residents Served**: *0*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* **Are 60 Years of Age or Older**: *25*

Diagnosed with Mental Illness: *0* **Diagnosed with Intellectual Disability**: *0*

Have Mobility Need: *6* **Have Physical Disability**: *0*

Inspections / Reviews

10/29/2025 - Partial

Lead Inspector: [redacted] **Follow-Up Type**: *POC Submission* **Follow-Up Date**: *11/10/2025*

Inspections / Reviews *(continued)*

11/10/2025 - POC Submission

Submitted By: [redacted] **Date Submitted:** *11/10/2025*

Reviewer: [redacted] **Follow-Up Type:** *Bypass Document Submission*

11/10/2025 - Bypass Document Submission

Submitted By: [redacted] **Date Submitted:** *11/10/2025*

Reviewer: [redacted] **Follow-Up Type:** *Not Required*

131b Fire extinguisher-3000 ft

1. Requirements

2800.
131.b. If the indoor floor area on a floor including the basement or attic is more than 3,000 square feet, there shall be an additional fire extinguisher with a minimum 2-A rating for each additional 3,000 square feet of indoor floor space.

Description of Violation

McKeown House, the new secure dementia care unit on the second floor, is approximately 9,223 square feet. On 10/29/2025, there was only one fire extinguisher in the unit.

Plan of Correction ***Accept ([redacted] - 11/10/2025)***

The Memory care community or "The McKeown House" is located on the second floor of the Health Care building. On 10/29/2025 the agent of the Department informed us we would require more fire extinguishers for the unit per regulation and based upon our square footage. On the date of inspection, 10/29/2025 we placed the necessary additional fire units directly inside of the Memory Care community. Photos are attached. The units are permanently placed on the wall with signage depicting locations.

Licensee's Proposed Overall Completion Date: *11/06/2025*

Bypass Document Submission ***Implemented ([redacted] - 11/10/2025)***