



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES



# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to ARTIS SENIOR LIVING OF LOWER MAKEFIELD LLC

LEGAL ENTITY

To operate ARTIS SENIOR LIVING OF YARDLEY

NAME OF FACILITY OR AGENCY

Located at 765 STONY HILL ROAD, YARDLEY, PA 19067

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

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 72

(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 72

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 April 28, 2020 until April 28, 2021,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **146500**

*Robert E. Robinson*

ISSUING OFFICER

*[Signature]*

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.



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

April 28, 2020

Mr. Donald E. Feltman  
President & CEO  
Artis Senior Living of Lower Makefield, LLC  
680 American Avenue, Suite 101  
King of Prussia, Pennsylvania 19406

RE: Artis Senior Living of Yardley  
765 Stony Hill Road  
Yardley, Pennsylvania 19067  
License #: 146500

Dear Mr. Feltman:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on April 22, 2020 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 the home is new and not yet serving four or more residents.

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, appearing to read "Kevin Hancock".

Kevin Hancock  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License

# Violation Report

## Facility Information

Name: *ARTIS SENIOR LIVING OF YARDLEY*

License Number: *14650*

Address: *765 STONY HILL ROAD, YARDLEY, PA 19067*

County: *BUCKS*

Region: *SOUTHEAST*

## Administrator

Name: *Sherry Nikisher*

Phone: *267-392-5945*

Email: *snikisher@artismgmt.com*

## Legal Entity

Name: *Artis Senior Living of Lower Makefield, LLC*

Address: *680 American Avenue, Suite 101, King of Prussia, PA, 19406*

## Certificate(s) of Occupancy

Type: *I-2*

Date: *12/31/2019*

Issued By: *Lower Makefield Township*

## Staffing Hours

Resident Support Staff: *0*

Total Daily Staff: *0*

Waking Staff: *0*

## Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*

Reason: *New*

## Inspection Dates and Department Representative

*04/22/2020 - On-Site: David Carrion*

## Resident Demographic Data as of Inspection Dates

### General Information

License Capacity: *72*

Residents Served: *0*

### Secured Dementia Care Unit

In Home: *Yes*

Area: *Entire Facility*

Capacity: *72*

Residents Served: *0*

### Hospice

Current Residents: *0*

### Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *0*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *0*

Have Physical Disability: *0*