



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES



CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to **HIDDEN MEADOWS OPCO LLC**

LEGAL ENTITY

To operate **HIDDEN MEADOWS ON THE RIDGE**

NAME OF FACILITY OR AGENCY

Located at **340 FARMERS LANE, SELLERSVILLE, PA 18960**

(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 **60**

(MAXIMUM CAPACITY)

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

Restrictions: _____

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 20, 2020** until **July 20, 2021**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **145230**

Robert E. Robinson

ISSUING OFFICER

Jamie J. Buchenauer

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 – 6/20



pennsylvania
DEPARTMENT OF HUMAN SERVICES

August 6, 2020

Mr. Michael Treiber
Senior VP
Hidden Meadows Opco, LLC
1751 Pinnacle Drive, Sixth Floor
Tysons Corner, Virginia 22102

RE: Hidden Meadows on the Ridge
340 Farmers Lane
Sellersville, Pennsylvania 18960
License #: 145230

Dear Mr. Treiber:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on March 9, 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 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.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

Violation Report

Facility Information

Name: *Hidden Meadows on the Ridge*

License Number: *14523*

Address: *340 Farmers Lane, Sellersville, PA 18960*

County: *BUCKS*

Region: *SOUTHEAST*

Administrator

Name: *Eric Chelton*

Phone: *215-257-6701*

Email: *echelton@hiddenmeadowsontheridge.com*

Legal Entity

Name: *Hidden Meadows Opco, LLC*

Address: *1751 Pinnacle Drive - 6th floor, Tysons Corner, VA, 22102*

Certificate(s) of Occupancy

Type: *1-2*

Date:

Issued By:

Staffing Hours

Resident Support Staff: *53*

Total Daily Staff: *120*

Waking Staff: *90*

Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*

Reason: *Change Legal Entity*

Inspection Dates and Department Representative

03/09/2020 - On-Site: Sabrina Freeman, Charolotte Wiley

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *60*

Residents Served: *52*

Secured Dementia Care Unit

In Home: *No*

Area:

Capacity:

Residents Served:

Hospice

Current Residents: *2*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *50*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *15*

Have Physical Disability: *1*

103i - Outdated Food

Regulations

2600.
103.i. Outdated or spoiled food or dented cans may not be used.

Description of Violation

Several items were observed in the freezer without a label or date. They included.....

4 plates of ice cream on a tray
bags of meat
bag of pasta

Plan of Correction (POC)

(Attach pages as necessary. Remember that you must sign and date any attached pages. Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.)

See attached

Legal Entity Representative


Signature

Eric Chelton
Printed Name and Title

3/31/20
Date

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE IN THIS BOX!

The above plan of correction is approved as of 07-16-2020
(Date)

Plan of correction implementation status as of 07-16-2020
(Date)

The above plan of correction was approved by SP
(Initials)

Implemented
 Not Implemented

Hidden Meadows on the Ridge Senior Living

Plan of Correction

Name of Community: The Laurels at *Hidden Meadows on the Ridge Senior Living*

Address: *340 Farmers Lane, Sellersville, PA 18960*

License Number: *145230*

Inspection Date: *3/20/2020*

Name/Title of person completing Plan of Correction: *Eric Chelton/ C.O.O.*

Signature: 

Date of Submission: *3/20/20*

Regulation	Target Date for Correction	Person Responsible	Plan of Correction
2600.103.i	Immediate	Director of Culinary Services, Chefs, Culinary Assistants.	<p>At the time of inspection, the unlabeled food was corrected by the Director of Culinary Services.</p> <p>The Culinary Assistants and Chefs are responsible to ensure that all items placed in the freezer and refrigerators are properly labeled and dated.</p> <p>The Chefs and Culinary Assistants are responsible to remove and dispose of any dented can that they find.</p> <p>The Director of Culinary Services will perform routine (min 3x week) audits of walk ins and freezers to ensure all food is properly labeled with dates. In addition, during audit, will ensure no dented cans are found on rack.</p>