



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 THE LAURELS**

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

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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 **50**

(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 50**

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: **145240**

*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 The Laurels  
340 Farmers Lane  
Sellersville, Pennsylvania 18960  
License #: 145240

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 (The Laurels)*  
Address: *340 Farmers Lane, Sellersville, PA 18960*  
County: *BUCKS*

License Number: *14524*

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: *I-2*

Date:

Issued By:

### Staffing Hours

Resident Support Staff: *33*

Total Daily Staff: *99*

Waking Staff: *74*

### Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*

Reason: *Change Legal Entity*

### Inspection Dates and Department Representative

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

### Resident Demographic Data as of Inspection Dates

#### General Information

License Capacity: *50*

Residents Served: *33*

#### Secured Dementia Care Unit

In Home: *Yes*

Area: *bldg*

Capacity: *33*

Residents Served: *33*

#### Hospice

Current Residents: *3*

#### Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *33*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *33*

Have Physical Disability: *0*

103i - Outdated Food

Regulations

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103.i. Outdated or spoiled food or dented cans may not be used.

Description of Violation

- A pack of meat was observed in the freezer without a label or date.
- 4 five pound dented cans were observed on the food storage rack.

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: *145240*

Inspection Date: *3/9/2020*

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

Signature: \_\_\_\_\_

Date of Submission:   *3/31/20*  

Regulation	Target Date for Correction	Person Responsible	Plan of Correction
2600.103i	Immediate	Director of Culinary Services, Chef, Culinary Assistnants	<p>At the time of inspection, the two mentioned violations were 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>

233c - Key-Locking Devices

Regulations

2600.

233.c. If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

Description of Violation

The directions for operating the home's locking mechanism are not posted near the doors to the Secure Dementia Care Unit. Additionally, there are no directions posted outside by the courtyard door.

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

3/5/20  
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: 140640

Inspection Date: 11/25/19

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

Signature: \_\_\_\_\_

Date of Submission: 3/21/20

Regulation	Target Date for Correction	Person Responsible	Plan of Correction
2600.233c	Immediate	Administrator or Designee	A sign at the entrance to the memory care building was posted describing how to operating the home's locking mechanism. The day of inspection  The Administrator when making rounds in the community will ensure that the sign is properly posted near the Secure Doors.