

Department of Human Services  
Bureau of Human Service Licensing

September 23, 2020

CHERYL KELLY, EXECUTIVE DIRECTOR  
ARTIS SENIOR LIVING OF LOWER MORELAND LLC  
680 AMERICAN AVENUE, SUITE 101  
KING OF PRUSSIA, PA 19406

RE: ARTIS SENIOR LIVING OF  
HUNTINGDON VALLEY  
2085 LIEBERMAN DRIVE  
HUNTINGDON VALLEY, PA, 19006  
LICENSE/COC#: 14279

Dear Ms. Kelly,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 08/24/2020, 08/26/2020, 09/01/2020, 09/09/2020, 09/10/2020 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,  
Claire Mendez

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY - PUBLIC**

**Facility Information**

Name: *ARTIS SENIOR LIVING OF HUNTINGDON VALLEY* License #: *14279* License Expiration Date: *07/18/2021*  
 Address: *2085 LIEBERMAN DRIVE, HUNTINGDON VALLEY, PA 19006*  
 County: *MONTGOMERY* Region: *SOUTHEAST*

**Administrator**

Name: *Cheryl Kelly* Phone: *2675712699* Email: *ckelly@artismgmt.com*

**Legal Entity**

Name: *ARTIS SENIOR LIVING OF LOWER MORELAND LLC*  
 Address: *680 AMERICAN AVENUE, SUITE 101, KING OF PRUSSIA, PA, 19406*  
 Phone: *2675712699* Email: *CKELLY@ARTISMGMT.COM*

**Certificate(s) of Occupancy**

Type: *1-2* Date: *10/13/2016* Issued By: *Township of Lower Moreland*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *106* Waking Staff: *80*

**Inspection**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
 Reason: *Complaint* Exit Conference Date: *09/10/2020*

**Inspection Dates and Department Representative**

*08/24/2020 - Off-Site: Denise Siniari*  
*08/26/2020 - Off-Site: Denise Siniari*  
*09/01/2020 - Off-Site: Denise Siniari*  
*09/09/2020 - Off-Site: Denise Siniari*  
*09/10/2020 - Off-Site: Denise Siniari*

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *72* Residents Served: *53*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Whole Home* Capacity: *72* Residents Served: *53*

**Hospice**

Current Residents: *3*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *51*  
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*  
 Have Mobility Need: *53* Have Physical Disability: *0*

Inspections / Reviews

08/24/2020 - Partial

Lead Inspector: *Denise Siniari*

Follow-Up Type: *Not Required*

**No Deficiencies Identified**