

Department of Human Services
Bureau of Human Service Licensing

September 28, 2020

CYNTHIA EVANS, EXECUTIVE DIRECTOR
WATERMARK OPERATOR, LLC
2020 WEST RUDASILL ROAD
TUCSON, AZ 85704

RE: ROSE TREE PLACE
500 SANDY BANK ROAD
MEDIA, PA, 19063
LICENSE/COC#: 13281

Dear Ms. Evans,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 09/17/2020, 09/18/2020, 09/22/2020, 09/23/2020 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: *ROSE TREE PLACE* License #: *13281* License Expiration Date: *06/21/2021*
 Address: *500 SANDY BANK ROAD, MEDIA, PA 19063*
 County: *DELAWARE* Region: *SOUTHEAST*

Administrator

Name: *Cynthia Evans* Phone: *6105651405* Email: *cevans@WATERMARKCOMMUNITIES.COM*

Legal Entity

Name: *WATERMARK OPERATOR, LLC*
 Address: *2020 WEST RUDASILL ROAD, TUCSON, AZ, 85704*
 Phone: *6105651405* Email: *cevans@WATERMARKCOMMUNITIES.COM*

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *11/12/1999* Issued By: *COPA of L&I*

Staffing Hours

Resident Support Staff: *50* Total Daily Staff: *175* Waking Staff: *131*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *09/23/2020*

Inspection Dates and Department Representative

09/17/2020 - Off-Site: Susan Smith
09/18/2020 - Off-Site: Susan Smith
09/22/2020 - Off-Site: Susan Smith
09/23/2020 - Off-Site: Susan Smith

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *149* Residents Served: *73*

Secured Dementia Care Unit

In Home: *Yes* Area: *0* Capacity: *26* Residents Served: *16*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *73*
 Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *52* Have Physical Disability: *2*

Inspections / Reviews

09/17/2020 - Partial

Lead Inspector: *Susan Smith*

Follow-Up Type: *Not Required*

No Deficiencies Identified