

Department of Human Services
Bureau of Human Service Licensing

October 9, 2020

ANDREA DIOTTAVIO, EXECUTIVE DIRECTOR
KAPG PHOENIXVILLE SENIOR HOUSING OPCO LLC
ONE TOWN CENTER ROAD, SUITE 300
SUITE 300
BOCA RATON, FL 33486

RE: SPRING MILL SENIOR LIVING
3000 BALFOUR CIRCLE
PHOENIXVILLE, PA, 19460
LICENSE/COC#: 14632

Dear Ms. Diottavio,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 10/06/2020 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: *SPRING MILL SENIOR LIVING* License #: *14632* License Expiration Date: *09/11/2021*
 Address: *3000 BALFOUR CIRCLE, PHOENIXVILLE, PA 19460*
 County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: *ANDREA DIOTTAVIO* Phone: *6109337675* Email: *ADIOTTAVIO@SPRINGMILLSENIORLIVING.COM*

Legal Entity

Name: *KAPG PHOENIXVILLE SENIOR HOUSING OPCO LLC*
 Address: *ONE TOWN CENTER ROAD, SUITE 300, SUITE 300, BOCA RATON, FL, 33486*
 Phone: *6107261286* Email: *MMOTISI@KAYNECAPITAL.COM*

Certificate(s) of Occupancy

Type: *I-1* Date: *09/10/2009* Issued By: *East Pikeland Twp.*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *103* Waking Staff: *77*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Monitoring* Exit Conference Date: *10/06/2020*

Inspection Dates and Department Representative

10/06/2020 - On-Site: David Carrion

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *98* Residents Served: *82*

Secured Dementia Care Unit

In Home: *Yes* Area: *Memory Care* Capacity: *22* Residents Served: *18*

Hospice

Current Residents: *5*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *82*
 Diagnosed with Mental Illness: *4* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *21* Have Physical Disability: *2*

Inspections / Reviews

10/06/2020 - Partial

Lead Inspector: *David Carrion*

Follow-Up Type: *Not Required*

No Deficiencies Identified