

Department of Human Services
Bureau of Human Service Licensing

November 24, 2020

ERIC CHELTON, COO
HIDDEN MEADOWS OPCO LLC
1751 PINNACLE DRIVE, 6TH FLOOR
TYSONS CORNER, VA 22102

RE: HIDDEN MEADOWS ON THE RIDGE
340 FARMERS LANE
SELLERSVILLE, PA, 18960
LICENSE/COC#: 14523

Dear Mr. Chelton,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 11/20/2020 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,
Sandi Wooters

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: *HIDDEN MEADOWS ON THE RIDGE* License #: *14523* License Expiration Date: *07/20/2021*
 Address: *340 FARMERS LANE, SELLERSVILLE, PA 18960*
 County: *BUCKS* Region: *SOUTHEAST*

Administrator

Name: *Eric Chelton* Phone: *2152576701* Email: *echelton@hiddenmeadowsontheridge.com*

Legal Entity

Name: *HIDDEN MEADOWS OPCO LLC*
 Address: *1751 PINNACLE DRIVE, 6TH FLOOR, TYSONS CORNER, VA, 22102*
 Phone: *2152576701* Email: *echelton@hiddenmeadowsontheridge.com*

Certificate(s) of Occupancy

Type: *I-2* Date: Issued By: *L&I*
 Type: *I-1* Date: Issued By: *L & I*

Staffing Hours

Resident Support Staff: Total Daily Staff: *67* Waking Staff: *50*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *11/20/2020*

Inspection Dates and Department Representative

11/20/2020 - Off-Site: Sandi Wooters

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*

Inspections / Reviews

11/20/2020 - Partial

Lead Inspector: *Sandi Wooters*

Follow-Up Type: *Not Required*

No Deficiencies Identified