

Department of Human Services  
Bureau of Human Service Licensing

January 5, 2021

BRYAN WELTY, EXECUTIVE DIRECTOR  
LIFESPACE COMMUNITIES INC  
4201 CORPORATE DRIVE  
WEST DES MOINES, IA 50266

RE: FRIENDSHIP VILLAGE OF SOUTH  
HILLS  
1296 BOYCE ROAD  
UPPER SAINT CLAIR, PA, 15241  
LICENSE/COC#: 45077

Dear Mr. Welty,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 12/22/2020 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,  
Jon Kimberland

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

**Facility Information**

Name: *FRIENDSHIP VILLAGE OF SOUTH HILLS* License #: *45077* License Expiration Date: *11/18/2021*  
Address: *1296 BOYCE ROAD, UPPER SAINT CLAIR, PA 15241*  
County: *ALLEGHENY* Region: *WESTERN*

**Administrator**

Name: *Jessica Ciancio* Phone: *724-941-3100* Email: *jessica.ciancio@lifespacecommunities.com*

**Legal Entity**

Name: *LIFESPACE COMMUNITIES INC*  
Address: *4201 CORPORATE DRIVE, WEST DES MOINES, IA, 50266*  
Phone: *7249413100* Email: *LIFESPACE.LEGAL@LIFESPACECOMMUNITIES.COM*

**Certificate(s) of Occupancy**

Type: *I-2* Date: *08/21/2019* Issued By: *Township of Upper St. Clair*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *56* Waking Staff: *42*

**Inspection**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Complaint* Exit Conference Date: *12/22/2020*

**Inspection Dates and Department Representative**

*12/22/2020 - Off-Site: Trish Bartlett*

**Resident Demographic Data as of Inspection Dates**

General Information

License Capacity: *102* Residents Served: *30*

Special Care Unit

In Home: *Yes* Area: *First Floor* Capacity: *32* Residents Served: *25*

Hospice

Current Residents: *2*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *30*  
Diagnosed with Mental Illness: *1* Diagnosed with Intellectual Disability: *1*  
Have Mobility Need: *26* Have Physical Disability: *0*

**Inspections / Reviews**

*12/22/2020 - Partial*

Lead Inspector: *Trish Bartlett* Follow-Up Type: Follow-Up Date:

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**No Deficiencies Identified**