

Department of Human Services  
Bureau of Human Service Licensing

August 19, 2021

[REDACTED] ADMINISTRATOR  
ANNS CHOICE INC  
16000 ANN'S CHOICE WAY  
WARMINSTER, PA 18974

RE: ANN'S CHOICE  
16000 ANN'S CHOICE WAY  
WARMINSTER, PA, 18974  
LICENSE/COC#: 12901

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 07/21/2021 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,  
Mia Johnson

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: ANN'S CHOICE License #: 12901 License Expiration Date: 07/22/2022  
Address : 16000 ANN'S CHOICE WAY, WARMINSTER, PA 18974  
County: BUCKS Region: SOUTHEAST

**Administrator**

Name: [REDACTED] Phone: 2154433900 Email: [REDACTED]

**Legal Entity**

Name: ANNS CHOICE INC  
Address: 16000 ANN'S CHOICE WAY, WARMINSTER, PA, 18974  
Phone: 2154433801 Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: Other Date: 04/17/2007 Issued By: Warminster Township

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 78 Working Staff: 59

**Inspection**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Incident Exit Conference Date: 07/21/2021

**Inspection Dates and Department Representative**

07/21/2021 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 44 Residents Served: 39

**Secured Dementia Care Unit**

In Home: Yes Area: Memory Care Capacity: 44 Residents Served: 39

**Hospice**

Current Residents: 5

**Number of Residents Who:**

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 39  
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
Have Mobility Need: 39 Have Physical Disability: 0

Inspections / Reviews

07/21/2021 - Partial

Lead Inspector: [REDACTED]

Follow Up Type: *Not Required*

No Deficiencies Identified