

Department of Human Services  
Bureau of Human Service Licensing

October 9, 2021

[REDACTED]  
CARE HSL NEWTOWN OPCO LLC  
[REDACTED]  
[REDACTED]

RE: THE BIRCHES AT NEWTOWN  
70 DURHAM ROAD  
NEWTOWN, PA, 18940  
LICENSE/COC#: 14230

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 09/24/2021 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: *THE BIRCHES AT NEWTOWN* License #: *14230* License Expiration Date: *09/15/2022*  
Address: *70 DURHAM ROAD, NEWTOWN, PA 18940*  
County: *BUCKS* Region: *SOUTHEAST*

**Administrator**

Name: [REDACTED] Phone: *2154977400* Email: [REDACTED]

**Legal Entity**

Name: *CARE HSL NEWTOWN OPCO LLC*  
Address: *660 SENTRY PARKWAY, SUITE 220, C/O HERITAGE SENIOR LIVING, BLUE BELL, PA, 19422*  
Phone: *2154977400* Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *I-2* Date: *06/17/2016* Issued By: *Newtown Township*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *180* Waking Staff: *135*

**Inspection**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Complaint* Exit Conference Date: *09/24/2021*

**Inspection Dates and Department Representative**

*09/24/2021 - On-Site:* [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *120* Residents Served: *106*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Daybreak* Capacity: *60* Residents Served: *56*

**Hospice**

Current Residents: *0*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *106*  
Diagnosed with Mental Illness: *3* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *74* Have Physical Disability: *4*

Inspections / Reviews

09/24/2021 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *Not Required*

**No Deficiencies Identified**