

Department of Human Services  
Bureau of Human Service Licensing

April 14, 2022

[REDACTED]  
470 MANOR OPERATING LLC  
490 MANOR AVENUE  
DOWNTOWN, PA, 19335

RE: ST. MARTHA VILLA FOR  
INDEPENDENT & RETIREMENT  
LIVING  
490 MANOR AVENUE  
DOWNTOWN, PA, 19335  
LICENSE/COC#: 14108

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/09/2022, 03/10/2022, 03/15/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

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: *ST. MARTHA VILLA FOR INDEPENDENT & RETIREMENT LIVING* License #: 14108 License Expiration: 11/03/2022

Address: 490 MANOR AVENUE, DOWNINGTOWN, PA 19335

County: CHESTER

Region: SOUTHEAST

**Administrator**

Name: [REDACTED]

Phone: 6108735300

Email: [REDACTED]

**Legal Entity**

Name: 470 MANOR OPERATING LLC

Address: 490 MANOR AVENUE, DOWNINGTOWN, PA, 19335

Phone: 6108735300

Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP

Date: 11/25/2002

Issued By: dept L&I

**Staffing Hours**

Resident Support Staff: 0

Total Daily Staff: 78

Waking Staff: 59

**Inspection Information**

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint

Exit Conference Date: 03/15/2022

**Inspection Dates and Department Representative**

03/09/2022 - Off-Site: [REDACTED]

03/10/2022 - Off-Site: [REDACTED]

03/15/2022 - Off-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 135

Residents Served: 51

**Secured Dementia Care Unit**

In Home: Yes

Area: Carlson

Capacity: 35

Residents Served: 24

**Hospice**

Current Residents: 8

**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: 27

Have Physical Disability: 0

## Inspections / Reviews

03/09/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *04/07/2022*

03/31/2022 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *04/15/2022*

04/14/2022 - Document Submission

Reviewer: [REDACTED] Follow-Up Type: *Not Required*

## 28e - Death of a Resident

## 1. Requirements

2600.

28.e. In the event of a death of a resident under 60 years of age, the administrator shall refund the remainder of previously paid charges to the resident's estate within 30 days from the date the room is cleared of the resident's personal property. In the event of a death of a resident 60 years of age and older, the home shall provide a refund in accordance with the Elder Care Payment Restitution Act (35 P. S. § § 10226.101—10226.107). The home shall keep documentation of the refund in the resident's record.

## Description of Violation

Resident 1 passed away on [REDACTED] Resident 1's personal belongings were removed on from [REDACTED] room on 7/31/2021; however, the home did not release payment of restitution to the resident's responsible party until 11/19/2021.

## Plan of Correction

**Accept**

The residents responsible party received payment on 11/19/21.

Facility will complete a 60-day lookback and ensure residents discharged have a refund in their record if applicable and that the refund was issued within 30 days in accordance with the Elder Care Payment Restitution Act.

Executive Director will education business office and administrative staff on the refund policies/regulations.

Facility will do weekly audits x8 weeks for future resident discharges to determine whether a refund is owed and what date the refund should be given by in accordance with the Elder Care Payment Restitution Act. All results will be forwarded to Quality Assurance committee.

**Completion Date:** 04/14/2022

## Document Submission

**Implemented**

Please see attached Education and Audits