

Department of Human Services  
Bureau of Human Service Licensing

June 30, 2022

[REDACTED], SECRETARY  
[REDACTED]  
[REDACTED]

RE: CELEBRATION VILLA OF LAKEMONT  
FARMS  
3275 WASHINGTON PIKE  
BRIDGEVILLE, PA, 15017  
LICENSE/COC#: 45081

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/08/2022, 06/09/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Department of Human Services  
Bureau of Human Service Licensing

June 30, 2022

[REDACTED], SECRETARY  
[REDACTED]  
[REDACTED]

RE: CELEBRATION VILLA OF LAKEMONT  
FARMS  
3275 WASHINGTON PIKE  
BRIDGEVILLE, PA, 15017  
LICENSE/CO# #: 45081

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 06/08/2022, 06/09/2022 of the above facility, the citations specified on the enclosed Licensing Inspection Summary (LIS) were found.

We have determined that your plan of correction is: Acceptable

All citations specified on the plan of correction must be corrected by the dates specified on the License Inspection Summary (violation report) and continued compliance with Department statutes and regulations must be maintained.

Sincerely,  
[REDACTED]

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: *CELEBRATION VILLA OF LAKEMONT FARMS* License #: *45081* License Expiration: *06/17/2023*  
Address: *3275 WASHINGTON PIKE, BRIDGEVILLE, PA 15017*  
County: *ALLEGHENY* Region: *WESTERN*

**Administrator**

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

**Legal Entity**

Name: *EC OPCO LAKEMONT FARMS LLC*  
Address: *500 N HURSTBOURNE PKWY, STE 200, LOUISVILLE, KY, 40222*  
Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *C-2 LP* Date: *03/17/1999* Issued By: *Labor & Industry*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *76* Waking Staff: *57*

**Inspection Information**

Type: *Full* Notice: *Unannounced* BHA Docket #:  
Reason: *Renewal* Exit Conference Date: *06/09/2022*

**Inspection Dates and Department Representative**

06/08/2022 - On-Site: [REDACTED]  
06/09/2022 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *140* Residents Served: *64*

**Secured Dementia Care Unit**

In Home: *No* Area: Capacity: Residents Served:

**Hospice**

Current Residents: *12*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *64*  
Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *1*  
Have Mobility Need: *12* Have Physical Disability: *0*

**Inspections / Reviews**

**06/08/2022 - Full**

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

Inspections / Reviews (*continued*)

06/30/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *07/05/2022*

06/30/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

65a - FS Orientation 1st Day

1. Requirements

2600.

65.a. Prior to or during the first work day, all direct care staff persons including ancillary staff persons, substitute personnel and volunteers shall have an orientation in general fire safety and emergency preparedness that includes the following:

**Description of Violation**

Staff person A, whose first day of work was [REDACTED] and staff person B, whose first day of work was [REDACTED] did not receive orientation in the following areas:

- Staff duties and responsibilities during fire drills, as well as during emergency evacuation, transportation and at an emergency location if applicable.
- The designated meeting place outside the building or within the fire-safe area in the event of an actual fire.
- Smoking safety procedures, the home's smoking policy and location of smoking areas, if applicable.
- The location and use of fire extinguishers.
- Smoke detectors and fire alarms.

**Plan of Correction**

**Accept**

All managers and staff trained by ED on regulation 65a, including Staff members A and B, to include areas that were missed. All staff will be trained on regulation 65a on first day of work using new sign off form to include all areas of training needed per regulation 65a. ED or designee will audit completion of 65a first day of hire for new employees and monthly with QA meeting.

**Completion Date:** 07/01/2022

**Document Submission**

**Implemented**

All managers and staff trained by ED on regulation 65a, including Staff members A and B, to include areas that were missed. All staff will be trained on regulation 65a on first day of work using new sign off form to include all areas of training needed per regulation 65a. ED or designee will audit completion of 65a first day of hire for new employees and monthly with QA meeting.

132a - Monthly Fire Drill

1. Requirements

2600.

132.a. An unannounced fire drill shall be held at least once a month.

**Description of Violation**

An unannounced fire drill was not conducted during the month of February 2022.

**Plan of Correction**

**Accept**

All managers educated by ED for regulation 132a that fire drills will be held at least once a month to be completed by 7/1/2022. ED or designee will audit fire drill completion every month at the safety meeting. Fire drills were audited prior to July 1st and no other drills missing for 2022.

**Completion Date:** 07/08/2022

**Document Submission**

**Implemented**

All managers educated by ED for regulation 132a that fire drills will be held at least once a month to be completed by 7/1/2022. ED or designee will audit fire drill completion every month at the safety meeting. Fire drills were audited prior to July 1st and no other drills missing for 2022.