

Department of Human Services  
Bureau of Human Service Licensing

July 21, 2022

[REDACTED]  
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 07/01/2022 of the above facility, no regulatory citations have been identified as a result of this inspection.

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: ANN'S CHOICE License #: 12901 License Expiration: 07/22/2023  
Address: 16000 ANN'S CHOICE WAY, WARMINSTER, PA 18974  
County: BUCKS Region: SOUTHEAST

**Administrator**

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

**Legal Entity**

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

**Certificate(s) of Occupancy**

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

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 100 Waking Staff: 75

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Incident Exit Conference Date: 07/01/2022

**Inspection Dates and Department Representative**

07/01/2022 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 65 Residents Served: 50

**Secured Dementia Care Unit**

In Home: Yes Area: MEMORY SUPPORT Capacity: 44 Residents Served: 41

**Hospice**

Current Residents: 0

**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: 50 Have Physical Disability: 0

**Inspections / Reviews**

07/01/2022 - Partial

Lead Inspector: [REDACTED] Follow Up Type: Not Required

NO DEFICIENCIES FOUND