

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

April 12, 2023

[REDACTED]
WATERMARK OPERATOR LLC
[REDACTED]

RE: BLUE BELL PLACE
777 DEKALB PIKE
BLUE BELL, PA, 19422
LICENSE/COC#: 13280

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 03/30/2023 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: BLUE BELL PLACE License #: 13280 License Expiration: 09/11/2023
Address: 777 DEKALB PIKE, BLUE BELL, PA 19422
County: MONTGOMERY Region: SOUTHEAST

Administrator

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

Legal Entity

Name: WATERMARK OPERATOR LLC
Address: 2020 WEST RUDASILL ROAD, TUCSON, AZ, 85704
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 10/16/2000 Issued By: L & I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 88 Waking Staff: 66

Inspection Information

Type: Full Notice: Unannounced BHA Docket #:
Reason: Renewal Exit Conference Date: 03/30/2023

Inspection Dates and Department Representative

03/30/2023 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information			
License Capacity:	99	Residents Served:	58
Secured Dementia Care Unit			
In Home:	Yes	Area:	Pathways
Capacity:	30	Residents Served:	23
Hospice			
Current Residents:	3		
Number of Residents Who:			
Receive Supplemental Security Income:	0	Are 60 Years of Age or Older:	57
Diagnosed with Mental Illness:	2	Diagnosed with Intellectual Disability:	1
Have Mobility Need:	30	Have Physical Disability:	4

Inspections / Reviews

03/30/2023 - Full
Lead Inspector: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND