

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

May 2, 2023

[REDACTED], PRESIDENT  
WALDEN'S VIEW NORTH HUNTINGDON OPCO LLC  
7990 US ROUTE 30  
NORTH HUNTINGDON, PA, 15642

RE: THE NEIGHBORHOODS AT  
WALDEN'S VIEW  
7990 US ROUTE 30  
NORTH HUNTINGDON, PA, 15642  
LICENSE/COC#: 44681

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/07/2023 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

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

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: THE NEIGHBORHOODS AT WALDEN'S VIEW License #: 44681 License Expiration: 11/07/2023  
 Address: 7990 US ROUTE 30, NORTH HUNTINGDON, PA 15642  
 County: WESTMORELAND Region: WESTERN

**Administrator**

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

**Legal Entity**

Name: WALDEN'S VIEW NORTH HUNTINGDON OPCO LLC  
 Address: 7990 US ROUTE 30, NORTH HUNTINGDON, PA, 15642  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: I-2 Date: 01/19/2015 Issued By: North Huntingdon Township

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 64 Waking Staff: 48

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Monitoring Exit Conference Date: 04/07/2023

**Inspection Dates and Department Representative**

04/07/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 40 Residents Served: 32

Secured Dementia Care Unit  
 In Home: Yes Area: Entire Building Capacity: 40 Residents Served: 32

Hospice  
 Current Residents: 5

Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 31  
 Diagnosed with Mental Illness: 3 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 32 Have Physical Disability: 0

**Inspections / Reviews**

04/07/2023 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/19/2023

04/19/2023 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 05/01/2023  
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 04/25/2023

Inspections / Reviews *(continued)*

04/26/2023 POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/01/2023

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 05/02/2023

05/02/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/01/2023

Reviewer: [REDACTED]

Follow Up Type: Not Required

## 16c Written Incident Report

## 1. Requirements

2600.

16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

## Description of Violation

*On 4/1/23, the home's sprinkler and fire alarm systems were activated, causing multiple fire departments to be dispatched to the home; however, this incident was not reported to the Department until 4/7/23.*

## Plan of Correction

Accept (█) - 04/26/2023)

*Immediately on 4/7/2023 Admin reported the incident from 4/1/23.*

*Training with all management (admin, assist admin, both RCC) will occur on 4/17/2023 on 16c. This training will also provide a detailed list of what situations need to be reported. Documentation will be kept.*

*Each morning management will meet and discuss any situations that needs to be reported. These meetings started on 4/10/2023 and will be conducted 5 days a week. On weekends there is one or more management staff present and will report to all management staff in a group communication app about any incidents. On the off shifts the crew app will be used by management to ensure timely reporting of incidents.*

**Licensee's Proposed Overall Completion Date: 04/19/2023**

Implemented (█) - 05/02/2023)

## 121a Unobstructed Egress

## 2. Requirements

2600.

121.a. Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

## Description of Violation

*At 9:11 am, a dining room chair was in front of the "Cabin" hall dining room exit door, blocking egress from this door.*

*At 9:17 am, a dining room chair was in front of the "Beach" hall dining room exit door, blocking egress from this door.*

## Plan of Correction

Accept (█) - 04/26/2023)

*Immediately on 4/7/2023 the chairs were removed from cabin and beach hallway. Due to these dining rooms not currently being used, all chairs and tables were removed to prevent any blocked egress.*

*Maintenance will conduct a weekly walk through moving forward to ensure egress is not block. Walk throughs began on 4/7/2023. Documentation will be provided.*

*Staff will have training on 121a to ensure they are assisting with blocked egress. This will occur on 4/21/2023.*

*Documentation will be kept.*

**Licensee's Proposed Overall Completion Date: 04/21/2023**

Implemented (█) - 05/02/2023)