

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

August 8, 2023

[REDACTED], PRESIDENT & CEO  
ARTIS SENIOR LIVING OF BETHEL PARK LLC  
[REDACTED]  
[REDACTED]

RE: ARTIS SENIOR LIVING OF SOUTH  
HILLS  
1001 HIGBEE DRIVE  
BETHEL PARK, PA, 15102  
LICENSE/COC#: 44916

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/06/2023, 07/07/2023 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:** ARTIS SENIOR LIVING OF SOUTH HILLS      **License #:** 44916      **License Expiration:** 05/01/2024  
**Address:** 1001 HIGBEE DRIVE, BETHEL PARK, PA 15102  
**County:** ALLEGHENY      **Region:** WESTERN

## Administrator

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

## Legal Entity

**Name:** ARTIS SENIOR LIVING OF BETHEL PARK LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

## Certificate(s) of Occupancy

## Staffing Hours

**Resident Support Staff:** 0      **Total Daily Staff:** 132      **Waking Staff:** 99

## Inspection Information

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Complaint, Incident      **Exit Conference Date:** 07/07/2023

## Inspection Dates and Department Representative

07/06/2023 - On-Site: [REDACTED]  
07/07/2023 - Off-Site: [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 72      **Residents Served:** 66

## Secured Dementia Care Unit

**In Home:** Yes      **Area:** entire home      **Capacity:** 72      **Residents Served:** 66

## Hospice

**Current Residents:** 8

## Number of Residents Who:

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 66  
**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 66      **Have Physical Disability:** 0

## Inspections / Reviews

07/06/2023 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 07/20/2023

07/20/2023 - POC Submission

**Submitted By:** [REDACTED]      **Date Submitted:** 08/08/2023  
**Reviewer:** [REDACTED]      **Follow-Up Type:** Document Submission      **Follow-Up Date:** 07/27/2023

Inspections / Reviews *(continued)*

08/08/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/08/2023

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

## 42c - Treatment of Residents

## 1. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

**Description of Violation**

On Tuesday, [REDACTED], at approximately [REDACTED], resident #1 was sitting in [REDACTED] Broda chair in the living room of the home's Kennywood neighborhood. Staff person A was observed by staff persons B and C yelling in a "hateful" uncompassionate tone at resident #1 from the kitchen area medication cart and then from the entrance to the living room to "Sit down! Stop standing up! Don't get back up! I said no! You're gonna fall! This is why you fall so much!"

Repeat violation 11/21/22

**Plan of Correction**

Accept [REDACTED] - 07/20/2023)

Staff Person A was suspended immediately and was terminated on [REDACTED].

[REDACTED], Executive Director reached out to Area Agency on Aging's Adult Protective Services on Monday, July 17th to schedule an in-service with Nicole Boxley-Meek to discuss Dignity and Respect with residents. This will be a mandatory training.

All associates will be required to complete the training "Stress Relief for Caregivers" on how to management stress. This online training is through our EAP program. This training will need to be completed by August 20, 2023. Associates will receive a certificate of course completion.

The Director of the Artis Way Experience / Designee will continue interviewing 1 resident weekly until December 31, 2023 to ensure that residents are being treated with Dignity and Respect. Please see the attached questioner on Dignity and Respect.

Licensee's Proposed Overall Completion Date: 12/31/2023

Implemented [REDACTED] - 08/08/2023)