

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

January 19, 2024

[REDACTED], SECRETARY  
EC OPCO LAKEMONT FARMS LLC  
[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 12/06/2023 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: CELEBRATION VILLA OF LAKEMONT FARMS License #: 45081 License Expiration: 06/17/2024  
 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: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 03/17/1999 Issued By: Dept of L & I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 99 Waking Staff: 74

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint, Incident Exit Conference Date: 12/06/2023

**Inspection Dates and Department Representative**

12/06/2023 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 140 Residents Served: 68  
 Secured Dementia Care Unit  
 In Home: Yes Area: 1st floor Capacity: 30 Residents Served: 14  
 Hospice  
 Current Residents: 11  
 Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 68  
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 31 Have Physical Disability: 1

**Inspections / Reviews**

12/06/2023 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 01/13/2024

01/10/2024 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 01/18/2024  
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 01/17/2024

Inspections / Reviews *(continued)*

01/12/2024 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/18/2024

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 01/19/2024

01/19/2024 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/18/2024

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 [REDACTED] at approximately [REDACTED] dietary aide A reported [REDACTED] was stopped by direct care staff person B, informed her [REDACTED] had donuts for some male residents and were they seated at same table. Dietary aide A reported telling the staff person they did and advised direct care staff person B to check their meal plans to ensure it was ok for them to have the donuts, as [REDACTED] did not recall their plan.

Dietary aide A, reported direct care staff person B stated, "I don't give a shit, I'm giving them the donuts anyway." Resident #1 still present, overheard the staff's conversation and commented, "I like donuts, I would like a donut." Dietary Aide A indicated direct care staff person B responded to resident #1, "I'm not fucking talking to you, resident #1." Resident #1, "Where did you learn to talk like that, school?" Direct care staff person B replied, "No one is fucking talking to you, resident #1" then proceeded to wheel resident #1 to the table and walked away. Resident #1 asked dietary aide A, if she heard what direct care staff person B had said. Dietary aide A reported apologizing to resident #1, who began to cry, for being spoken to in that manner by direct care staff person B. Dietary aide A informed resident #1 [REDACTED] was reporting the incident, and that the resident should also.

## Plan of Correction

Accept [REDACTED] - 01/12/2024)

Staff person B - employment terminated with Celebration Villa of Lakemont Farms on 12/07/2023.

All staff sensitivity training, training on reg 42.c was held on 12/22/2023 from [REDACTED] from [REDACTED] Hospice. Attached is the training module and staff sign in sheet.

All staff will complete 2 additional online trainings, "Humility and Respect in Healthcare" and "Communicating with Respectful Language" by 01/31/2024. (training content attached)

A training refresher/reminder on reg 42.c., utilizing the Sensitivity Training provided by Gallagher Hospice (attached) will be included bimonthly during mandatory staff training/meeting.

Private interviews of 3 residents a week for three months. Private interviews of 3 residents a month for three months by administrator to ensure compliance with regulation 2600.42c.

Licensee's Proposed Overall Completion Date: 01/31/2024

Implemented [REDACTED] - 01/19/2024)