

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

January 31, 2025

[REDACTED]
Phillipsburg SNF Op Co LLC
[REDACTED]

RE: Heritage Ridge Senior Living at
Windy Hill
250 Dogwood Dr
Phillipsburg, PA, 16866
LICENSE/COC#: 232810

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/19/2024 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: <i>Heritage Ridge Senior Living at Windy Hill</i>	License #: <i>232810</i>	License Expiration:
Address: <i>250 Dogwood Dr, Philipsburg, PA 16866</i>		
County: <i>CENTRE</i>	Region: <i>NORTHEAST</i>	

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

Legal Entity		
Name: <i>Phillipsburg SNF Op Co LLC</i>		
Address: [REDACTED]		
Phone:	Email: [REDACTED]	

Certificate(s) of Occupancy		
Type: <i>Other</i>	Date: <i>03/03/2006</i>	Issued By: <i>Williams Inspection</i>

Staffing Hours		
Resident Support Staff: <i>0</i>	Total Daily Staff: <i>14</i>	Waking Staff: <i>11</i>

Inspection Information		
Type: <i>Partial</i>	Notice: <i>Announced</i>	BHA Docket #:
Reason: <i>New, Change Legal Entity</i>		Exit Conference Date: <i>12/19/2024</i>

Inspection Dates and Department Representative	
<i>12/19/2024 - On-Site:</i>	[REDACTED]

Resident Demographic Data as of Inspection Dates			
General Information			
License Capacity:		Residents Served: <i>14</i>	
Secured Dementia Care Unit			
In Home: <i>No</i>	Area:	Capacity:	Residents Served:
Hospice			
Current Residents: <i>0</i>			
Number of Residents Who:			
Receive Supplemental Security Income: <i>0</i>		Are 60 Years of Age or Older: <i>14</i>	
Diagnosed with Mental Illness: <i>0</i>		Diagnosed with Intellectual Disability: <i>0</i>	
Have Mobility Need: <i>0</i>		Have Physical Disability: <i>0</i>	

Inspections / Reviews		
12/19/2024 Partial		
Lead Inspector: [REDACTED]	Follow-Up Type: <i>POC Submission</i>	Follow-Up Date: <i>01/23/2025</i>
01/23/2025 - POC Submission		
Submitted By: [REDACTED]	Date Submitted: <i>01/31/2025</i>	
Reviewer: [REDACTED]	Follow-Up Type: <i>POC Submission</i>	Follow-Up Date: <i>01/30/2025</i>

Inspections / Reviews *(continued)*

01/28/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 01/31/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 02/03/2025

01/31/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 01/31/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

The carbon monoxide detector in the basement boiler room and in the room directly above the boiler room in the facility contained undated batteries. As per The Care Facility Carbon Monoxide Alarm Standards Act, the batteries must be dated and replaced annually at a minimum.

Plan of Correction

Accept ([redacted] - 01/28/2025)

Maintenance department replaced the existing batteries on [redacted] for all detectors and labeled carbon monoxide detector with date batteries were changed. [redacted], DES will audit carbon monoxide label and function weekly. Administrator, [redacted] and DES, [redacted] will have maintenance staff in-serviced by 01/31/2025.

Proposed Overall Completion Date: 01/27/2025

Licensee's Proposed Overall Completion Date: 01/27/2025

Implemented ([redacted] - 01/31/2025)

90a - Landline Telephone

2. Requirements

2600.

90.a. The home shall have a working, noncoin operated, landline telephone that is accessible in emergencies and accessible to individuals with disabilities.

Description of Violation

The facility does not have the required publicly accessible, disability accessible land line required. They are using telephone system that connects to the internet via an ethernet cord, which would not be accessible in an emergency during an internet outage or power outage.

Plan of Correction

Accept ([redacted] - 01/23/2025)

DES, [redacted] installed landline telephone in personal care on [redacted].

Licensee's Proposed Overall Completion Date: 01/22/2025

Implemented ([redacted] - 01/31/2025)

121a - Unobstructed Egress

3. 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

The exit near room [redacted] had a chair behind the opening that partially blocked the door from opening entirely. This opening would not have had enough space to allow the immediate egress of someone utilizing a wheelchair or a walker.

121a - Unobstructed Egress (continued)

Plan of Correction

Accepted ([redacted] - 01/23/2025)

Chairs removed from rear exit. Administrator, [redacted] and DES, [redacted] will in service all employees on all three shifts on the importance of blocking doors that provide immediate egress. DES will audit this area for any blockage of egress daily for 3 months.

Licensee's Proposed Overall Completion Date: 01/22/2025

Implemented ([redacted] - 01/31/2025)