

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

March 31, 2025

[REDACTED]
HSL DOUGLASSVILLE SUBTENANT LLC
[REDACTED]

C/O HERITAGE SENIOR LIVING
[REDACTED]

RE: KEYSTONE VILLA AT
DOUGLASSVILLE PERSONAL CARE
1152 BEN FRANKLIN HIGHWAY
EAST
DOUGLASSVILLE, PA, 19518
LICENSE/COC#: 22768

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 02/04/2025, 02/17/2025, 02/19/2025, 03/28/2025 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: KEYSTONE VILLA AT DOUGLASSVILLE PERSONAL CARE License #: 22768 License Expiration: 06/13/2025
Address: 1152 BEN FRANKLIN HIGHWAY EAST, DOUGLASSVILLE, PA 19518
County: BERKS Region: NORTHEAST

Administrator

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

Legal Entity

Name: HSL DOUGLASSVILLE SUBTENANT LLC
Address: [Redacted]
Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Type: C-2 LP Date: 04/12/1989 Issued By: L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 188 Waking Staff: 141

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Incident Exit Conference Date: 03/28/2025

Inspection Dates and Department Representative

02/04/2025 - On-Site: [Redacted]
02/17/2025 - Off-Site: [Redacted]
02/19/2025 - Off-Site: [Redacted]
03/28/2025 - Off-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

Table with 4 columns: Category, Value 1, Value 2, Value 3. Rows include General Information (License Capacity: 168, Residents Served: 132), Secured Dementia Care Unit (In Home: Yes, Area: NA, Capacity: 56, Residents Served: 52), Hospice (Current Residents: 21), and Number of Residents Who (Receive Supplemental Security Income: 0, Are 60 Years of Age or Older: 131, etc.).

Inspections / Reviews

02/04/2025 Partial
Lead Inspector: [Redacted] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND