



Pennsylvania Department of Human Services

Sent via e-mail [REDACTED]
May 22, 2025

[REDACTED]
PCHA, Vice President
Wilsmar Family, LLC
[REDACTED]
[REDACTED]

RE: Paradise Manor
206 East Lincoln Avenue
Hatfield, Pennsylvania 19440
License #: 15282

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing (Department) review on May 12, 2025 of the above facility, we have determined that your submitted plan of correction for the March 17 and April 10, 2025 inspection is not implemented. Correction of these violations in accordance with the specified plan of correction is required. Continued compliance must be maintained.

Sincerely,

[REDACTED]

[REDACTED]
[REDACTED]

Enclosure
Licensing Inspection Summary

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

Facility Information

Name: *PARADISE MANOR* License #: *14446* License Expiration: *05/19/2025*
Address: *206 EAST LINCOLN AVENUE, HATFIELD, PA 19440*
County: *MONTGOMERY* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *SYDLYNN INC*
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *Other* Date: *12/31/1981* Issued By: *COPA L & I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *23* Waking Staff: *17*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
Reason: *Renewal, Complaint, Provisional, Incident* Exit Conference Date: *03/17/2025*

Inspection Dates and Department Representative

03/17/2025 - On-Site: [REDACTED]
04/10/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *37* Residents Served: *23*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *1* Are 60 Years of Age or Older: *21*
Diagnosed with Mental Illness: *5* Diagnosed with Intellectual Disability: *3*
Have Mobility Need: *0* Have Physical Disability: *0*

Inspections / Reviews

03/17/2025 - Full

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *05/05/2025*

05/22/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/05/2025

Reviewer: [REDACTED]

Follow-Up Type: *Bypass Document Submission*

05/22/2025 - Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/22/2025

Reviewer: [REDACTED]

Follow-Up Type: *Exception*

42l - Personal Clothing

1. Requirements

2600.

42.l. A resident has the right to furnish his room and purchase, receive, use and retain personal clothing and possessions.

Description of Violation

The home rules signed by Resident # 1, Resident # 2, and Resident # 3 state " A resident who wishes to have a car must obtain special permission from the administrator."

Plan of Correction

Accept (█ - 05/12/2025)

Upon purchasing the personal care home six years ago the community submitted the house rules to BHS which were approved prior to receiving license. There have been numerous inspections since then with no issues of non-compliance with house rules. The previous owners also used the same house rules with no issues. In addition, we believe BHS is citing the wrong regulation as the description of violation does not match the regulation. Resident 3 does have a car on site and did not need permission as █ has a valid drivers license. We are addressing both the cited regulation and the wrong description.

Immediate: (4/10/25) House Rule V was changed to Management reserves the right to inspect any furniture brought in from the outside for cleanliness and in good repair. House rule C was changed to A resident who wishes to have a car must have a valid drivers license.

Updated House Rules were given to residents (5/2/25)

Responsible Staff: Administrator

On-Going: (5/2/25) Administrator will review house rules yearly to ensure compliance with all regulations.

Licensee's Proposed Overall Completion Date: 05/05/2025

42o - Associate/Communicate

2. Requirements

2600.

42.o. A resident has the right to freely associate, organize and communicate with others privately.

Description of Violation

On 2/12/24 Resident # 1, Resident # 2, and Resident # 3 signed home rules stating "Residents are not permitted in other residents room without permission."

Plan of Correction

Accept (█ - 05/12/2025)

Upon purchasing the personal care home six years ago the community submitted the house rules to BHS which were approved prior to receiving license. There have been numerous inspections since then with no issues of non-compliance with house rules. The previous owners also used the same house rules with no issues. The house rules stating the residents are not permitted in other residents room without permission was not referring to management but the resident occupying the room, and residents have always been allowed to associate and communicate freely.

Immediate: (4/10/25) House Rule G was changed to Residents are not permitted in other residents rooms without permission from the resident occupying the room.

Updated House Rules were given to residents (5/2/25)

Responsible Staff: Administrator

On-Going: (5/2/25) Administrator will review house rules yearly to ensure compliance with all regulations.

Licensee's Proposed Overall Completion Date: 05/05/2025

42s - Privacy

3. Requirements

2600.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

Description of Violation

On 2/12/24, Resident # 1, Resident # 2, and Resident # 3 signed home rules stating "Management reserves the right to inspect and/or search any packages, parcels, bags and personal items at any time to verify compliance with the above rules."

Plan of Correction

Accept (█ - 05/12/2025)

Upon purchasing the personal care home six years ago the community submitted the house rules to BHS which were approved prior to receiving license. There have been numerous inspections since then with no issues of non-compliance with house rules. The previous owners also used the same house rules with no issues. The house rules stating management reserves the right to inspect items from the outside has been changed to furniture. Residents personal items have never been searched.

Immediate: (4/10/25) House Rule V was changed to Management reserves the right to inspect any furniture brought in from the outside for cleanliness and in good repair.

Updated House Rules were given to residents (5/2/25)

Responsible Staff: Administrator

On-Going: (5/2/25) Administrator will review house rules yearly to ensure compliance with all regulations.

Licensee's Proposed Overall Completion Date: 05/05/2025

85a - Sanitary Conditions

4. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On 3/17/25 at 9:13 A.M., the communal ladies restroom did not have an electric hand dryer, a towel, or paper towels to dry hands.

Repeat Violation: 5/7/24

Plan of Correction

Accept (█ - 05/12/2025)

Housekeeper called out day of inspection. Replacement was not in the building yet when inspector arrived.

Immediate: (3/17/25) Paper towels were replaced on site.

Training: (3/27/25) New Housekeeper was hired. █ was trained on cleaning common area bathrooms first thing each day including checking to make sure there are paper towels.

How trained: Inservice by Administrator using Regulatory Compliance Guide

Responsible Staff: Housekeepers

On-Going: (4/1/25) Housekeepers will check paper towels each morning first thing. The administrator will do a weekly inspection using a checklist for the next three months to ensure staff is keeping up with paper towels.

Licensee's Proposed Overall Completion Date: 05/05/2025