

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

April 28, 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 04/16/2025, 04/23/2025 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:** PA Dept. L&I

**Staffing Hours**

**Resident Support Staff:** 0 **Total Daily Staff:** 196 **Waking Staff:** 147

**Inspection Information**

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Complaint, Incident **Exit Conference Date:** 04/23/2025

**Inspection Dates and Department Representative**

04/16/2025 - On-Site: [REDACTED]  
04/23/2025 - Off-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

|  |  |                     |                             |
|--|--|---------------------|-----------------------------|
| <b>General Information</b>                     |  |                     |                             |
| <b>License Capacity:</b> 168                   | <b>Residents Served:</b> 132                     |                     |                             |
| <b>Secured Dementia Care Unit</b>              |  |                     |                             |
| <b>In Home:</b> Yes                            | <b>Area:</b> Daybreak                            | <b>Capacity:</b> 54 | <b>Residents Served:</b> 52 |
| <b>Hospice</b>                                 |  |                     |                             |
| <b>Current Residents:</b> 21                   |  |                     |                             |
| <b>Number of Residents Who:</b>                |  |                     |                             |
| <b>Receive Supplemental Security Income:</b> 0 | <b>Are 60 Years of Age or Older:</b> 132         |                     |                             |
| <b>Diagnosed with Mental Illness:</b> 0        | <b>Diagnosed with Intellectual Disability:</b> 0 |                     |                             |
| <b>Have Mobility Need:</b> 64                  | <b>Have Physical Disability:</b> 2               |                     |                             |

**Inspections / Reviews**

04/16/2025 Partial  
**Lead Inspector:** [REDACTED] **Follow-Up Type:** Not Required

**NO DEFICIENCIES FOUND**