

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

June 6, 2025

[REDACTED]  
GAHC3 BOYERTOWN PA ALF TRS SUB LLC

[REDACTED]  
HERITAGE SENIOR LIVING  
[REDACTED]

RE: CHESTNUT KNOLL  
120 WEST FIFTH STREET  
BOYERTOWN, PA, 19512  
LICENSE/COC#: 22613

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/13/2025 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: CHESTNUT KNOLL License #: 22613 License Expiration: 06/30/2025  
 Address: 120 WEST FIFTH STREET, BOYERTOWN, PA 19512  
 County: BERKS Region: NORTHEAST

**Administrator**

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

**Legal Entity**

Name: GAHC3 BOYERTOWN PA ALF TRS SUB LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C 2 LP Date: 11/10/1999 Issued By: L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 153 Waking Staff: 115

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Incident Exit Conference Date: 05/13/2025

**Inspection Dates and Department Representative**

05/13/2025 On Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 119 Residents Served: 102

Secured Dementia Care Unit  
 In Home: Yes Area: Daybreak Capacity: 52 Residents Served: 50

Hospice  
 Current Residents: 10

Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 102  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 51 Have Physical Disability: 0

**Inspections / Reviews**

05/13/2025 - Partial  
 Lead Inspector: [REDACTED] Follow Up Type: POC Submission Follow Up Date: 06/08/2025

Inspections / Reviews *(continued)*

06/06/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/06/2025

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document Submission*

06/06/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/06/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

234d - Support Plan Revision

1. Requirements

2600.

234.d. The support plan shall be revised at least annually and as the resident's condition changes.

Description of Violation

The support plan, dated [REDACTED], for resident [REDACTED] was not updated until [REDACTED] to address their fall history that began on [REDACTED] and the plan to keep the resident safe.

Plan of Correction

Accept [REDACTED] - 06/06/2025)

Immediate Corrective Action: Resident [REDACTED] support plan was updated by the Memory Care Director on 5/16/2025 with each fall that occurred in the community up until this visit. (See attachment 1 and 2).

Additional Corrective Actions: All staff that assist with creating and updating RASPs have been educated by the ED on 6/2 and 6/5 on the importance and requirement that each fall is reflected in the RASP going forward. See Attached Education sign in sheet (attachment 3).

Ongoing Quality Assurance Actions: Falls will be reviewed at each clinical huddle beginning on 6/9/2025 with the wellness team. The RCD or designee will then update the RASPs. Ten Percent of RASPs will be audited monthly to ensure that the support plans are being updated with each new fall. This will also be reviewed with our Quarterly QA meeting starting in July 2025.

Licensee's Proposed Overall Completion Date: 06/09/2025

Implemented ([REDACTED] 06/06/2025)