

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

August 1, 2025

[REDACTED], MEMBER
ROCHESTER VILLA OPCO LLC
174 VIRGINIA AVENUE
ROCHESTER, PA, 15074

RE: THE VILLAS AT ROCHESTER
174 VIRGINIA AVENUE
ROCHESTER, PA, 15074
LICENSE/COC#: 45279

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/15/2025 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: *THE VILLAS AT ROCHESTER* License #: *45279* License Expiration: *04/04/2025*
 Address: *174 VIRGINIA AVENUE, ROCHESTER, PA 15074*
 County: *BEAVER* Region: *WESTERN*

Administrator

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

Legal Entity

Name: *ROCHESTER VILLA OPCO LLC*
 Address: *174 VIRGINIA AVENUE, ROCHESTER, PA, 15074*
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *07/05/1995* Issued By: *L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *49* Waking Staff: *37*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Provisional* Exit Conference Date: *05/15/2025*

Inspection Dates and Department Representative

05/15/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *105* Residents Served: *46*

Secured Dementia Care Unit
 In Home: *No* Area: Capacity: Residents Served:

Hospice
 Current Residents: *1*

Number of Residents Who:
 Receive Supplemental Security Income: *37* Are 60 Years of Age or Older: *43*
 Diagnosed with Mental Illness: *14* Diagnosed with Intellectual Disability: *3*
 Have Mobility Need: *3* Have Physical Disability: *2*

Inspections / Reviews

05/15/2025 - Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *06/21/2025*

06/26/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *06/30/2025*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *07/10/2025*

Inspections / Reviews (*continued*)

08/01/2025 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/30/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

183c - Refrigerated Meds Locked**1. Requirements**

2600.

183.c. Prescription medications, OTC medications and CAM stored in a refrigerator shall be kept in an area or container that is locked.

Description of Violation

At 11:15 am, the following medications were in the unlocked medication refrigerator in the unlocked and unattended main nursing area:

-Solostar 100u/ml and Ozempic 2mg/dose for resident #1

-Spikevax 24/25 Covid vaccination for resident #2

-Latanoprost .005 % drops for resident #3

Plan of Correction

Accept ([REDACTED] - 06/26/2025)

- Lock was found to be faulty/broken. PCHA replaced the lock immediately after notification on 5/15/2025.

- Med techs will receive reeducation on regulation 2600.183c on 6/26/2025 at next staff meeting.

- An audit will be completed daily by med tech at the end of every shift for two weeks to ensure the medication fridge is locked.

Licensee's Proposed Overall Completion Date: 06/30/2025

Implemented ([REDACTED] - 07/11/2025)