

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

July 15, 2025

[REDACTED]  
ANNS CHOICE INC  
[REDACTED]

RE: ANN'S CHOICE  
16000 ANN'S CHOICE WAY  
WARMINSTER, PA, 18974  
LICENSE/COC#: 12901

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/19/2025 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: ANN'S CHOICE License #: 12901 License Expiration: 07/22/2025  
 Address: 16000 ANN'S CHOICE WAY, WARMINSTER, PA 18974  
 County: BUCKS Region: SOUTHEAST

## Administrator

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

## Legal Entity

Name: ANNS CHOICE INC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

## Certificate(s) of Occupancy

Type: C-2 LP Date: 11/19/2018 Issued By: Warminster Township

## Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 113 Waking Staff: 85

## Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Monitoring Exit Conference Date: 05/19/2025

## Inspection Dates and Department Representative

05/19/2025 - On-Site: [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

License Capacity: 65 Residents Served: 65

## Secured Dementia Care Unit

In Home: Yes Area: Garden View Capacity: Residents Served: 44

## Hospice

Current Residents: 5

## Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 65  
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 48 Have Physical Disability: 0

## Inspections / Reviews

05/19/2025 Partial

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

06/23/2025 - POC Submission

Submitted By: [REDACTED] Date Submitted: 07/11/2025  
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 06/25/2025

Inspections / Reviews *(continued)*

07/07/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/11/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 07/11/2025

07/15/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/11/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

## 183e - Storing Medications

## 1. Requirements

2600.

183.e. Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.

## Description of Violation

On [REDACTED] one half of a white oblong pill was observed loose in the medication cabinet of resident [REDACTED].

On [REDACTED], an open, undated bottle of [REDACTED] spray belonging to resident [REDACTED] was observed in their medication cabinet. Per manufacturer's instructions, this medication should be discarded six weeks after opening.

Repeat Violation: [REDACTED] et al

## Plan of Correction

Accept [REDACTED] - 07/07/2025)

1. The white oblong pill for Resident [REDACTED] and the [REDACTED] spray for Resident [REDACTED] were immediately disposed.

2. An audit of all Personal Care and Memory Care Medication Cabinets will be completed by PC Administrator or [REDACTED] designee to confirm that medications are properly stored with no loose pills, and that residents with current orders for nasal sprays have these medications dated when opened. Audit will also confirm that expired medications have been discarded. Audit to be completed by June 20, 2025

3. Personal Care Staff will be educated by the Staff Development Coordinator or [REDACTED] designee on the proper storage and dating of medications. 75% of staff will be educated by 7/8/25 and 100% by 7/22/25.

4. Beginning in the week of 6/23/25, PC Administrator or [REDACTED] designees will conduct weekly random audits of Medication Cabinets for 20% of residents who have orders for nasal sprays to confirm medications have been dated when opened and [REDACTED] none have expired. Audits will continue for 4 weeks.

5. Audits will be reviewed at QAPI for two months to start with July 2025.

Licensee's Proposed Overall Completion Date: 07/11/2025

Implemented [REDACTED] - 07/15/2025)