

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

June 25, 2025

[REDACTED]
CARE HSL NEWTOWN OPCO LLC

[REDACTED]
C/O HERITAGE SENIOR LIVING
[REDACTED]

RE: THE BIRCHES AT NEWTOWN
70 DURHAM ROAD
NEWTOWN, PA, 18940
LICENSE/COC#: 14230

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/20/2025 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 BIRCHES AT NEWTOWN **License #:** 14230 **License Expiration:** 09/15/2025

Address: 70 DURHAM ROAD, NEWTOWN, PA 18940

County: BUCKS **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: CARE HSL NEWTOWN OPCO LLC

Address: [REDACTED]

Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: 1 2 **Date:** 06/17/2016 **Issued By:** Newtown Township

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 177 **Waking Staff:** 133

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**

Reason: Complaint, Incident **Exit Conference Date:** 05/20/2025

Inspection Dates and Department Representative

05/20/2025 **On Site:** [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 120 **Residents Served:** 108

Secured Dementia Care Unit

In Home: Yes **Area:** Daybreak **Capacity:** 52 **Residents Served:** 48

Hospice

Current Residents: 11

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 108

Diagnosed with Mental Illness: 3 **Diagnosed with Intellectual Disability:** 2

Have Mobility Need: 69 **Have Physical Disability:** 2

Inspections / Reviews

05/20/2025 - Partial

Lead Inspector: [REDACTED] **Follow Up Type:** POC Submission **Follow Up Date:** 06/19/2025

Inspections / Reviews *(continued)*

06/17/2025 POC Submission

Submitted By: [REDACTED] Date Submitted: 06/24/2025

Reviewer: [REDACTED] Follow Up Type: Document Submission Follow Up Date: 07/02/2025

06/25/2025 Document Submission

Submitted By: [REDACTED] Date Submitted: 06/24/2025

Reviewer: [REDACTED] Follow Up Type: Not Required

25b - Contract Signatures

1. Requirements

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident-home contract, dated [REDACTED], for Resident [REDACTED] was not signed by the resident.

Plan of Correction

Accept [REDACTED] - 06/17/2025)

Immediate Corrective Action: These documents were updated by the Executive Director on 6/12/25.

Additional Corrective Action: The Executive Director in-serviced the Business Office Manager on 6/12/25 to ensure that all agreements are signed by residents on day of admission before uploading document to resident record.

Ongoing Quality Assurance Actions: The Executive Director or Business Office Director will review a sample of resident records each quarter, as a part of Quality Assurance Reviews, Including verification of all required signatures on contract. Ongoing compliance will be reviewed at Quarterly QA meetings, beginning on 7/1/25.

Licensee's Proposed Overall Completion Date: 07/01/2025

Implemented [REDACTED] - 06/25/2025)