

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

July 2, 2025

[REDACTED]  
ARDEN COURTS WARMINSTER OF HATBORO PA LLC  
[REDACTED]  
[REDACTED]

RE: ARDEN COURTS (WARMINSTER)  
779 WEST COUNTY LINE ROAD  
HATBORO, PA, 19040  
LICENSE/COC#: 12996

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/03/2025 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:** ARDEN COURTS (WARMINSTER) **License #:** 12996 **License Expiration:** 06/14/2026  
**Address:** 779 WEST COUNTY LINE ROAD, HATBORO, PA 19040  
**County:** BUCKS **Region:** SOUTHEAST

## Administrator

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

## Legal Entity

**Name:** ARDEN COURTS WARMINSTER OF HATBORO PA LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED] **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** C-2 LP **Date:** 03/29/2000 **Issued By:** COPA L & I

## Staffing Hours

**Resident Support Staff:** 0 **Total Daily Staff:** 68 **Waking Staff:** 51

## Inspection Information

**Type:** Partial **Notice:** Unannounced **BHA Docket #:**  
**Reason:** Incident **Exit Conference Date:** 06/03/2025

## Inspection Dates and Department Representative

06/03/2025 - On-Site: [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 60 **Residents Served:** 34

## Secured Dementia Care Unit

**In Home:** Yes **Area:** entire home **Capacity:** 60 **Residents Served:** 34

## Hospice

**Current Residents:** 6

## Number of Residents Who:

**Receive Supplemental Security Income:** 0 **Are 60 Years of Age or Older:** 34  
**Diagnosed with Mental Illness:** 0 **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 34 **Have Physical Disability:** 0

## Inspections / Reviews

06/03/2025 Partial

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

06/23/2025 - POC Submission

**Submitted By:** [REDACTED] **Date Submitted:** 07/02/2025  
**Reviewer:** [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 06/24/2025

Inspections / Reviews *(continued)*

06/25/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/02/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 07/03/2025

07/02/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/02/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

## 63b - Current First Aid Training

**1. Requirements**

2600.

63.b. Current training in first aid and certification in obstructed airway techniques and CPR shall be provided by an individual certified as a trainer by a hospital or other recognized health care organization.

**Description of Violation**

*Staff persons A and B completed CPR training with National CPR foundation. This training source is not certified as a trainer by a hospital or other recognized health care organization.*

**Plan of Correction****Accept (████ 06/25/2025)**

1. Staff member "A" and staff member "B" CPR cards from an unapproved organization were removed from their files and staff notified. Staff member A completed Adult CPR/AED and First Aid training through the American Red Cross on 3/24/25. Staff member B is no longer employed at the community.
2. Direct care staff were audited by the Administrative Services Coordinator on 6/4/25 to identify any staff who may have submitted an unapproved provider certification. Identified staff with unapproved CPR certifications were removed and staff were notified. CPR/First aid classes were held for staff on 6/19/25 and 6/20/25 by Emergency Care and Safety Institute, a state approved provider.
3. Executive Director educated Administrative Services Coordinator on regulation "63b - Current training in first aid and certification in obstructed airway techniques and CPR" on 6/4/2025 to ensure unapproved certifications are not accepted during the hiring process.
4. Executive Director/designee will audit new direct care staff 1x/week for 4 weeks to ensure accepted CPR/First aid certifications are through an approved provider starting on the week of 6/9/25. Findings will be submitted to the QAPI committee meeting on 7/2/25 for review and recommendations. The Executive Director will be responsible for submitting and reviewing the findings.

**Licensee's Proposed Overall Completion Date: 07/03/2025**

**Implemented (████ - 07/02/2025)**