

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

August 8, 2025

[REDACTED]  
RESIDENCE AT VILLAGE GREENS MANAGEMENT, LLC  
[REDACTED]  
[REDACTED]

RE: THE RESIDENCE AT VILLAGE  
GREENS  
4400 HAINES STREET  
SINKING SPRING, PA, 19608  
LICENSE/COC#: 23316

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/01/2025 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 RESIDENCE AT VILLAGE GREENS      **License #:** 23316      **License Expiration:** 04/11/2026

**Address:** 4400 HAINES STREET, SINKING SPRING, PA 19608

**County:** BERKS      **Region:** NORTHEAST

**Administrator**

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

**Legal Entity**

**Name:** RESIDENCE AT VILLAGE GREENS MANAGEMENT, LLC

**Address:** [REDACTED]

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

**Certificate(s) of Occupancy**

**Type:** C-1      **Date:** 08/14/2024      **Issued By:** Borough of Sinking Springs Berks County

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 48      **Waking Staff:** 36

**Inspection Information**

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

**Reason:** Incident      **Exit Conference Date:** 07/01/2025

**Inspection Dates and Department Representative**

07/01/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 85      **Residents Served:** 32

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** Memory Care      **Capacity:** 25      **Residents Served:** 10

**Hospice**

**Current Residents:** 1

**Number of Residents Who:**

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 32

**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0

**Have Mobility Need:** 16      **Have Physical Disability:** 0

**Inspections / Reviews**

07/01/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 08/03/2025

Inspections / Reviews *(continued)*

08/08/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/08/2025

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document Submission*

08/08/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/08/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

16c - Written Incident Report

1. Requirements

2600.

16.c. The home shall report the incident or condition to the Department’s personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On [redacted] at approximately 12:00 a.m., Resident [redacted] arrived at the home after being discharged from the emergency room. Resident [redacted] received stitches on the left forearm to control the bleeding from a skin tear. The home did not report the incident to the department until [redacted] at approximately 7:30 p.m.

Plan of Correction

Accept ([redacted] - 08/08/2025)

ED notified of the incident 9am on 6/23/25 and noted in report sent to department that report was late due to not being notified of incident. Therefore, notification of event reported by ED was within 24hrs of knowledge of incident. ED investigated incident on 6/23/25 to find med tech was unaware of what made this incident reportable. ED re-educated med tech on 6/23/25 on reportable incidents and specifically on 16a. (3). ED re-educated other nursing staff on 6/25/25 during monthly wellness meeting. ED posted Appendix B in wellness office on 6/23/25 for staff reference. ED will educate all new hires on reportable incidents during general orientation. Med techs and LPNs notified 6/23/25 to send email or text to DON and ED or designee when a resident is sent OOF so DON and ED have knowledge to follow up on incident and be able to report to state within 24hrs if applicable.

Licensee's Proposed Overall Completion Date: 07/25/2025

Implemented ([redacted] - 08/08/2025)