



Pennsylvania
Department of Human Services

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: AUGUST 14, 2025

[REDACTED]
Ark Manor LLC
105 Sandra Drive
Delmont, Pennsylvania 15626

RE: Ark Manor
License #: 44686

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspection on July 2, 2025 of the above facility, that is operating pending an appeal, the violation with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed Licensing Inspection Summary was found.

Correction of this violation in accordance with the specified plan of correction is required. Failure to correct this violation may result in further licensing enforcement action.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala".

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosure
Licensing Inspection Summary

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

Facility Information

Name: *ARK MANOR* License #: *44686* License Expiration: *01/26/2025*
Address: *105 SANDRA DRIVE, DELMONT, PA 15626*
County: *WESTMORELAND* Region: *WESTERN*

Administrator

Name: [REDACTED]

Legal Entity

Name: *ARK MANOR LLC*
Address: *105 SANDRA DRIVE, DELMONT, PA, 15626*
Phone: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *06/23/2006* Issued By: *L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *47* Waking Staff: *35*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint, Incident, Monitoring* Exit Conference Date: *07/28/2025*

Inspection Dates and Department Representative

07/02/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *70* Residents Served: *44*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *2*

Number of Residents Who:

Receive Supplemental Security Income: *30* Are 60 Years of Age or Older: *41*
Diagnosed with Mental Illness: *21* Diagnosed with Intellectual Disability: *13*
Have Mobility Need: *3* Have Physical Disability: *1*

Inspections / Reviews

07/02/2025 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *Exception*

42b - Abuse

1. Requirements

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

Description of Violation

On 6/25/25 at about 7:00 p.m., resident #1 began arguing with resident #2 and then punched resident #2 in the head and pulled [REDACTED] from [REDACTED] wheelchair to the ground. Resident #2 afterwards complained of back pain was admitted to the hospital for treatment of injuries [REDACTED] received as a result of the incident.

Plan of Correction**Directed [REDACTED] - 07/30/2025)**

Within 24 hours upon receipt of the plan of correction: The administrator shall ensure that the home is utilizing safe management techniques to address resident #1's physically aggressive behaviors. Positive interventions include improving communications, reinforcing appropriate behavior, redirection, conflict resolution, violence prevention, praise, de-escalation techniques and alternative techniques or methods to identify and defuse potential emergency situations. Documentation of the home's use of safe management techniques shall be kept.

Within 10 days of receipt of the plan of correction: The administrator or designated person shall reassess the supervision needs of each resident and, if needed update the resident's assessment and support plan. The administrator shall ensure appropriate levels of staff supervision are being utilized for residents whose behaviors endanger themselves or others in the home.

Within 15 days of receipt of the plan of correction: All staff persons will receive training on the prevention and reporting of resident abuse and neglect from a Department-approved outside source. Documentation of the training shall be kept.

Within 30 days of receipt of the plan of correction - The administrator will hold a quality management plan review and evaluation in accordance with §2600.26(b)(1) – (5). Emphasis will be placed on staff training, licensing violations and these directed plans of correction. Specific measures will be implemented by the administrator for areas needing improvement and regulatory compliance in accordance with §2600.26(c).