

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

July 31, 2025

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

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

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/15/2025 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 Spring*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *49* Waking Staff: *37*

Inspection Information

Type: *Full* Notice: *Unannounced* BHA Docket #:
 Reason: *Interim* Exit Conference Date: *07/15/2025*

Inspection Dates and Department Representative

07/15/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *85* Residents Served: *31*
 Secured Dementia Care Unit
 In Home: *Yes* Area: *1st floor* Capacity: *25* Residents Served: *12*
 Hospice
 Current Residents: *2*
 Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *31*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *18* Have Physical Disability: *0*

Inspections / Reviews

07/15/2025 - Full
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *08/07/2025*

07/31/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *07/31/2025*
 Reviewer: [REDACTED] Follow-Up Type: *Bypass Document Submission*

Inspections / Reviews *(continued)*

07/31/2025 - Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/31/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

132c - Fire Drill Records

1. Requirements

2600.

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

Description of Violation

The home conducted a fire drill on 4/29/25 at 1:31 p.m. and recorded that 61 residents were in the home at the time the alarm was activated. The home recorded the number of residents evacuated during the drill was 48 and included a notation on the log indicating "others outside". The home did not record the accurate number of residents in the building at the time the alarm was activated.

The home also conducted a fire drill on 5/30/25 at 3:11 p.m. The fire drill log indicates 79 residents were in the building at the time of the drill and 76 residents were evacuated. It could not be determined if all personal care residents evacuated the home during the drill because the home records the total number of personal care and independent living residents on the fire drill log.

Plan of Correction

Accept ([redacted] - 07/31/2025)

Fire Drill record will only include PC/MC with any future drills starting with July 2025 drill. Residence to only record number of residents inside the building to be evacuated. EOO educated Safety & Maintenance Engineer at time of inspection on 7/15/25 on regulation and requirements for fire drill record. EOO will sign and date all future fire drill logs to ensure accuracy with records. Drill completed on 7/23/25, log notated 27 residents in the home and 27 residents evacuated. EOO signed and dated log.

Licensee's Proposed Overall Completion Date: 07/31/2025

Implemented ([redacted] - 07/31/2025)