

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

October 21, 2025

[REDACTED]
ASBURY ATLANTIC INC
[REDACTED]
[REDACTED]

RE: SPRINGHILL SENIOR LIVING
COMMUNITY
2323 EDINBORO ROAD
ERIE, PA, 16509
LICENSE/COC#: 42555

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/03/2025 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: SPRINGHILL SENIOR LIVING COMMUNITY **License #:** 42555 **License Expiration:** 02/28/2026
Address: 2323 EDINBORO ROAD, ERIE, PA 16509
County: ERIE **Region:** WESTERN

Administrator

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

Legal Entity

Name: ASBURY ATLANTIC INC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 10/04/1990 **Issued By:** Dept. of Labor & Industry

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 37 **Waking Staff:** 28

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 09/03/2025

Inspection Dates and Department Representative

09/03/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 44 **Residents Served:** 31

Secured Dementia Care Unit

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

Hospice

Current Residents: 1

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: 6 **Have Physical Disability:** 0

Inspections / Reviews

09/03/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 09/26/2025

09/25/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 10/20/2025
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 10/20/2025

Inspections / Reviews *(continued)*

10/21/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/20/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

42c - Treatment of Residents

1. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

On [REDACTED] staff person A overheard resident [REDACTED] talking to resident [REDACTED] about another resident. Staff person A pulled resident [REDACTED] aside and told the resident to stop talking about other residents because it was inappropriate, and asked the resident how [REDACTED] would feel if the staff person told other residents that [REDACTED] was stinky and [REDACTED] room was stinky. This upset resident [REDACTED].

Plan of Correction

Accept ([REDACTED] - 09/25/2025)

Following the investigation, Staff Person A was terminated due to verbal abuse. This was substantiated by Adult Protective Services. Resident [REDACTED] was informed of the outcome of the investigation and has expressed satisfaction with the outcome.

All direct care staff members will receive education and training on treating residents with dignity and respect.

The Director of Health Services and Social Worker will interview four residents weekly for a month and then monthly for six months. Residents will be asked if they feel that they are treated with dignity and respect.

Concerns will be addressed as they arise. The results of the interviews will be shared at the quarterly QA/QI meetings.

Licensee's Proposed Overall Completion Date: 10/17/2025

Implemented ([REDACTED] - 10/21/2025)