

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

October 15, 2025

[REDACTED]
SIMPSON MEADOWS
[REDACTED]
[REDACTED]

RE: SIMPSON MEADOWS
101 PLAZA DRIVE
DOWNINGTOWN, PA, 19335
LICENSE/COC#: 14118

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/11/2025 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: SIMPSON MEADOWS License #: 14118 License Expiration: 03/01/2026
 Address: 101 PLAZA DRIVE, DOWNINGTOWN, PA 19335
 County: CHESTER Region: SOUTHEAST

Administrator

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

Legal Entity

Name: SIMPSON MEADOWS
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 09/11/1998 Issued By: COPA L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 61 Waking Staff: 46

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 09/11/2025

Inspection Dates and Department Representative

09/11/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 81 Residents Served: 38

Special Care Unit
 In Home: Yes Area: McKendree Gardens Capacity: 18 Residents Served: 18

Hospice
 Current Residents: 6

Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 38
 Diagnosed with Mental Illness: 3 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 23 Have Physical Disability: 0

Inspections / Reviews

09/11/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 09/29/2025

09/30/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 10/14/2025
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 10/14/2025

Inspections / Reviews *(continued)*

10/15/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/14/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

42c Dignity/Respect

1. Requirements

2800.

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

Description of Violation

Resident [redacted] resides in McKendree Gardens, the home's secure dementia care unit, and requires support with personal hygiene. On [redacted] at approximately 6:40 am, resident [redacted] asked staff member A if it was their scheduled shower day. Staff member A confirmed that it was and asked the resident to get into the bathroom for a shower. Resident [redacted] hesitated, not hearing or moving slowly in response. Staff member A then told the resident, "Get the [redacted] in there.". Resident [redacted] recalled being upset at the use of that kind of language.

Plan of Correction

Accept [redacted] - 09/30/2025)

Staff member A was terminated on 9/8 for policy violations.

On 9/11/25 the Administrator in-serviced nursing staff at a team meeting of regulation 42c.

Starting 9/30/25, the Administrator or Executive Director will query residents for dignity and respect compliance, weekly for 4 weeks, bi-weekly for 4 weeks, and monthly for one month to validate sustained compliance.

Results of the audit will be discussed during quarterly QI meetings. The QI Committee will determine if continued auditing is necessary based on three consecutive months of compliance.

Licensee's Proposed Overall Completion Date: 09/30/2025

Implemented [redacted] - 10/15/2025)