

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

February 6, 2026

[REDACTED]  
WALDEN'S VIEW NORTH HUNTINGDON OPCO LLC  
[REDACTED]

RE: THE NEIGHBORHOODS AT  
WALDEN'S VIEW  
7990 US ROUTE 30  
NORTH HUNTINGDON, PA, 15642  
LICENSE/COC#: 44681

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/19/2025 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 NEIGHBORHOODS AT WALDEN'S VIEW License #: 44681 License Expiration: 05/21/2026
Address: 7990 US ROUTE 30, NORTH HUNTINGDON, PA 15642
County: WESTMORELAND Region: WESTERN

Administrator

Name: [Redacted] Phone: [Redacted] Email: [Redacted]

Legal Entity

Name: WALDEN'S VIEW NORTH HUNTINGDON OPCO LLC
Address: [Redacted]
Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Type: I-2 Date: 01/19/2015 Issued By: N. Huntingdon Township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 78 Waking Staff: 59

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Complaint, Incident Exit Conference Date: 09/19/2025

Inspection Dates and Department Representative

09/19/2025 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information
License Capacity: 40 Residents Served: 39
Secured Dementia Care Unit
In Home: Yes Area: Whole Building Capacity: 40 Residents Served: 39
Hospice
Current Residents: 4
Number of Residents Who:
Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 39
Diagnosed with Mental Illness: 3 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 39 Have Physical Disability: 0

Inspections / Reviews

09/19/2025 Partial
Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 10/20/2025

10/31/2025 - POC Submission
Submitted By: [Redacted] Date Submitted: 12/04/2025
Reviewer: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 11/07/2025

Inspections / Reviews *(continued)*

11/10/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 12/04/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 12/04/2025

02/06/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/04/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

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 [redacted], at dinner time, resident [redacted] was holding [redacted] chest and struggling to breathe. Staff person A, who was trained in CPR and first aid, and staff person B were present and on duty at the time. Staff person A failed to render immediate assistance to the resident in accordance with [redacted] training and called for help from staff person C. Staff person C then started the [redacted] for resident [redacted] who was choking on food. Both staff person A & B had personal mobile phones and were in close proximity to staff person C; however, neither called 911/EMS. Staff person C then called staff person D who was working in a separately licensed home across the parking lot. Staff person D also performed the [redacted] on resident [redacted] and then called 911/EMS for assistance. When EMS arrived, resident [redacted] was [redacted] and in [redacted]. Resident [redacted] was transported via EMS to the hospital for [redacted].

Plan of Correction

Accept [redacted] - 11/10/2025)

Immediate action: Staff person A and staff person B were added to the next CPR and First aid class that is scheduled for 11.17.25. Staff person A is trained in CPR and First aid but will attend the class again on 11.17.25. This class is being held by Anova Home Health and Hospice instructor trained by American Red Cross. Resident went to hospital for further evaluation and treatment.

Corrective action: The administrator printed up the material regarding choking from the list serv and scheduled meetings for employees to attend on 11.6.25 and 11.7.25 to review the materials and the importance of calling 911 immediately for any incident and that anyone with a cell phone or using the facility phone can call 911 and the 911 operator will give step by step instruction on how to perform abdominal thrust, how to do CPR, etc. until the emergency personnel arrive. Administrator will include supporting document of meeting along with sign in sheet.

Prevent action: The Administrator purchased CPR and choking first aid posters to post in the dining rooms and kitchen for quick reference. All new hires will be trained by the Administrator on calling 911 for emergency, Resident Care Coordinator will schedule CPR and first aid classes for a new hire within 30 days of hire. Resident care Coordinator will maintain a list of all employees CPR first aid to ensure all employees are trained and when they expire. Management will conduct mock emergency response trainings—including simulated heart attack and choking scenarios—starting 11/3/2025 on a weekly basis for four weeks, followed by monthly sessions thereafter. These trainings are designed to build staff confidence and competence in handling real-life emergencies. All training activities will be documented. Also, this violation will be reviewed during quality management meetings every quarter. Documentation of these trainings will be kept.

Licensee's Proposed Overall Completion Date: 12/03/2025

Implemented [redacted] - 02/06/2026)

63d - Certified CPR Staff

2. Requirements

2600.

63.d. A staff person who is trained in first aid or certified in obstructed airway techniques or CPR shall provide those services in accordance with [redacted] training, unless the resident has a do not resuscitate order.

Description of Violation

On [redacted] at dinner time, resident [redacted] was holding [redacted] chest and struggling to breathe. Staff person A, who was

**63d - Certified CPR Staff (continued)**

trained in CPR and first aid, and staff person B were present and on duty at the time. Staff person A failed to render immediate assistance to the resident in accordance with [REDACTED] training and called for help from staff person C. Staff person C then started the [REDACTED] for resident [REDACTED] who was choking on food. Both staff person A & B had personal mobile phones and were in close proximity to staff person C; however, neither called 911/EMS. Staff person C then called staff person D who was working in a separately licensed home across the parking lot. Staff person D also performed the [REDACTED] on resident [REDACTED] and then called 911/EMS for assistance. When EMS arrived, resident [REDACTED] was [REDACTED] and in [REDACTED]. Resident [REDACTED] was transported via EMS to the hospital for [REDACTED].

**Plan of Correction**

Accepted [REDACTED] 11/10/2025)

*Immediate action:* Staff person A and staff person B were added to the next CPR and First aid class that is scheduled for 11.17.25. Staff person A is trained in CPR and First aid but will attend the class again on 11.17.25. This class is being held by Anova Home Health and Hospice instructor trained by American Red Cross. Resident went to hospital for further evaluation and treatment.

*Corrective action:* The administrator printed up the material regarding choking from the list serv and scheduled meetings for employees to attend on 11.6.25 and 11.7.25 to review the materials and the importance of calling 911 immediately on all incidents and that anyone with a cell phone or using the facility phone can call 911 and the 911 operator will give step by step instruction on how to perform abdominal thrust, how to do CPR, etc. until the emergency personnel arrive. Administrator will include supporting document of meeting along with sign in sheet.

*Prevent action:* The Administrator purchased CPR and choking first aid posters to post in the dining rooms and kitchen for quick reference. All new hires will be trained by the Administrator on calling 911 for emergency, Resident Care Coordinator will schedule CPR and first aid classes for a new hire within 30 days of hire. Resident care Coordinator will maintain a list of all employees CPR first aid to ensure all employees are trained and when they expire. Management will conduct mock emergency response trainings—including simulated heart attack and choking scenarios—starting 11/3/2025 on a weekly basis for four weeks, followed by monthly sessions thereafter. These trainings are designed to build staff confidence and competence in handling real-life emergencies. All training activities will be documented. Also, this violation will be reviewed during quality management meetings every quarter. Documentation of these trainings will be kept.

Licensee's Proposed Overall Completion Date: 12/03/2025

Implemented [REDACTED] - 02/06/2026)

**142a - Secure Medical Care****3. Requirements**

2600.

142.a. The home shall assist the resident to secure medical care if a resident's health status declines. The home shall document the resident's need for the medical care, including updating the resident's assessment and support plan.

**Description of Violation**

On [REDACTED] at dinner time, resident [REDACTED] was holding [REDACTED] chest and struggling to breathe. Staff person A, who was trained in CPR and first aid, and staff person B were present and on duty at the time. Staff person A failed to render immediate assistance to the resident in accordance with [REDACTED] training and called for help from staff person C. Staff person C then started the [REDACTED] for resident [REDACTED] who was choking on food. Both staff person A & B had personal mobile phones and were in close proximity to staff person C; however, neither called 911/EMS. Staff person C then called staff person D who was working in a separately licensed home across the parking lot. Staff person D also performed the [REDACTED] on resident [REDACTED] and then called 911/EMS for assistance. When EMS arrived, resident [REDACTED] was

## 142a - Secure Medical Care (continued)

██████████ and in ██████████ Resident ██████████ was transported via EMS to the hospital for ██████████

**Plan of Correction****Accept** ██████████ - 11/10/2025)

*Immediate action: Staff person A and staff person B were added to the next CPR and First aid class that is scheduled for 11.17.25. Staff person A is trained in CPR and First aid but will attend the class again on 11.17.25. This class is being held by Anova Home Health and Hospice instructor trained by American Red Cross. Resident went to hospital for further evaluation and treatment.*

*Corrective action: The administrator printed up the material regarding choking from the list serv and scheduled meetings for employees to attend on 11.6.25 and 11.7.25 to review the materials and the importance of calling 911 immediately in any incident and that anyone with a cell phone or using the facility phone can call 911 and the 911 operator will give step by step instruction on how to perform abdominal thrust, how to do CPR, etc. until the emergency personnel arrive. Administrator will include supporting document of meeting along with sign in sheet.*

*Prevent action: The Administrator purchased CPR and choking first aid posters to post in the dining rooms and kitchen for quick reference, importance of calling 911 and that anyone with a cell phone or using the facility phone can call 911 and the 911 operator will give*

*step by step of instruction on how to perform abdominal thrust, how to do CPR, etc. until the emergency personal arrive. All new hires will be trained by the Administrator*

*on calling 911 for emergency, Resident Care Coordinator will schedule CPR and first aid classes for a new hire within 30 days of hire. Resident care Coordinator will maintain a list of all employees CPR first aid to ensure all employees are trained and when they expire. Management will conduct mock emergency response trainings—including simulated heart attack and choking scenarios—starting 11/3/2025 on a weekly basis for four weeks, followed by monthly sessions thereafter. These trainings are designed to build staff confidence and competence in handling real-life emergencies. All training activities will be documented. Also, this violation will be reviewed during quality management meetings every quarter. Documentation of these trainings will be kept.*

**Licensee's Proposed Overall Completion Date: 12/03/2025**

**Implemented** (██████████) - 02/06/2026)