



Pennsylvania Department of Human Services

Emailing Date: November 19, 2025

[REDACTED]
[REDACTED]
160 Red Horse Road OpCo LLC
160 Red Horse Road
Pottsville, Pennsylvania 17901

RE: Luther Ridge at Seiders Hill
License #: 233290

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on September 23, 2025 of the above facility, we have found that your facility is in substantial compliance with the regulations set forth in 55 Pa. Code Ch. 2800 (relating to Assisted Living Residence), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of assisted living residences a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2800 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2800.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala". The signature is written in a cursive style with a large, looping initial 'J'.

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

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

November 18, 2025

[REDACTED]
160 RED HORSE ROAD OPCO LLC
160 RED HORSE ROAD
POTTSVILLE, PA, 17901

RE: LUTHER RIDGE AT SEIDERS HILL
160 RED HORSE ROAD
POTTSVILLE, PA, 17901
LICENSE/COC#: 23329

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/23/2025 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: LUTHER RIDGE AT SEIDERS HILL License #: 23329 License Expiration:

Address: 160 RED HORSE ROAD, POTTSVILLE, PA 17901

County: SCHUYLKILL Region: NORTHEAST

Administrator

Name: [REDACTED]

Legal Entity

Name: 160 RED HORSE ROAD OPCO LLC

Address: 160 RED HORSE ROAD, POTTSVILLE, PA, 17901

Phone: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 06/23/1999 Issued By: L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 69 Waking Staff: 52

Inspection Information

Type: Partial Notice: Announced BHA Docket #:

Reason: Change Legal Entity Exit Conference Date: 09/23/2025

Inspection Dates and Department Representative

09/23/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 135 Residents Served: 62

Special Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 61

Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0

Have Mobility Need: 7 Have Physical Disability: 0

Inspections / Reviews

09/23/2025 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/22/2025

Inspections / Reviews (*continued*)

11/18/2025 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 11/18/2025

Reviewer: [REDACTED]

Follow-Up Type: *Bypass Document
Submission*

11/18/2025 - Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 11/18/2025

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

86a Ventilation

1. Requirements

2800.

86.a. All areas of the residence that are used by the resident shall be ventilated. Ventilation includes an operable window, air conditioner, fan or mechanical ventilation that ensures airflow.

Description of Violation

At approximately 9:45 A.M., the bathroom in the following rooms 104, 111, 110, 108, 106, 202, 206, 210, 219, 232, 301, 314, 321, did not have an operable window or ventilation fan.

Plan of Correction

Accept [redacted] - 11/18/2025)

Some bathrooms in the home did not have an operable window or a functioning ventilation fan. The home is currently working with the HVAC company HSA and is awaiting parts. On 9/24/2025, the Executive Director educated the Maintenance Director on the importance of following up with vendors until issues are resolved. The Maintenance Director scheduled repairs with HSA on 10/13/2025, with work planned for 10/23 through 10/28/2025. Moving forward, all follow-ups will be conducted in a timely manner, and fans and other ventilation systems will be checked monthly.

Licensee's Proposed Overall Completion Date: 11/18/2025

Bypass Document Submission

Implemented [redacted] - 11/18/2025)

101j7 Lighting/operable lamp

2. Requirements

2800.

101.j. Each resident shall have the following in the living unit:

7. An operable lamp or other source of lighting that can be turned on at bedside.

Description of Violation

Resident # 1 does not have access to a source of light that can be turned on/off at bedside.

Plan of Correction

Accept [redacted] - 11/18/2025)

The home was cited for one of the resident rooms not having an operable lamp. On 9/23/25, the Maintenance Director replaced the bulb and installed night lights in the room. On 9/29/25, the Maintenance Director also educated the floor staff on the importance of promptly reporting any inoperable items in resident rooms.

Licensee's Proposed Overall Completion Date: 11/18/2025

Bypass Document Submission

Implemented [redacted] - 11/18/2025)

107d Procedure EMA submission

3. Requirements

2800.

107.d. The written emergency procedures shall be reviewed, updated and submitted annually to the local emergency management agency.

Description of Violation

The residence's written emergency procedures have not been updated and submitted to the local emergency management agency.

Plan of Correction

Accept [redacted] - 11/18/2025)

The home was cited for not reviewing, updating, and submitting the written emergency procedures to the local emergency management agency. On 9/29/25, the Executive Director updated the emergency procedures and

107d Procedure EMA submission (continued)

submitted them to the agency.

Licensee's Proposed Overall Completion Date: 11/18/2025

Bypass Document Submission

Implemented [REDACTED] - 11/18/2025)

132b Safety inspection/fire drill

4. Requirements

2800.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The last supervised fire drill observed by a fire safety expert was conducted on 9/24/25. The prior supervised fire drill observed by a fire safety expert was conducted on 8/26/24.

Plan of Correction

Accept [REDACTED] - 11/18/2025)

The home was cited for not conducting the annual fire drill with the city in a timely manner. The Executive Director notified the fire chief, who conducted the drill with the Maintenance Director on 9/24/25. Going forward, the Maintenance Director will ensure that annual fire drills with the city are completed on time.

Licensee's Proposed Overall Completion Date: 11/18/2025

Bypass Document Submission

Implemented [REDACTED] - 11/18/2025)