

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

November 12, 2025

[REDACTED]  
EC OPCO LAKEMONT FARMS LLC  
[REDACTED]

RE: CELEBRATION VILLA OF LAKEMONT  
FARMS  
3275 WASHINGTON PIKE  
BRIDGEVILLE, PA, 15017  
LICENSE/COC#: 45081

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 10/23/2025 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: CELEBRATION VILLA OF LAKEMONT FARMS License #: 45081 License Expiration: 03/19/2026  
 Address: 3275 WASHINGTON PIKE, BRIDGEVILLE, PA 15017  
 County: ALLEGHENY Region: WESTERN

**Administrator**

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

**Legal Entity**

Name: EC OPCO LAKEMONT FARMS LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 03/17/1999 Issued By: L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 116 Waking Staff: 87

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Incident Exit Conference Date: 10/25/2025

**Inspection Dates and Department Representative**

10/23/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**  
 License Capacity: 140 Residents Served: 73

**Secured Dementia Care Unit**  
 In Home: Yes Area: Along the Journey Capacity: 30 Residents Served: 28

**Hospice**  
 Current Residents: 5

**Number of Residents Who:**  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 73  
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 43 Have Physical Disability: 0

**Inspections / Reviews**

10/23/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 11/06/2025

11/12/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 11/06/2025  
 Reviewer: [REDACTED] Follow-Up Type: Not Required

NO DEFICIENCIES FOUND