

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

December 15, 2025

[REDACTED]  
EC OPCO READING LLC

[REDACTED]  
ECLIPSE SR LIV ATTN LICENSING  
[REDACTED]

RE: CELEBRATION VILLA OF EXETER  
9 COLIN COURT  
READING, PA, 19606  
LICENSE/COC#: 22716

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/10/2025 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 EXETER License #: 22716 License Expiration: 07/11/2026  
 Address: 9 COLIN COURT, READING, PA 19606  
 County: BERKS Region: NORTHEAST

**Administrator**

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

**Legal Entity**

Name: EC OPCO READING LLC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

**Staffing Hours**

Resident Support Staff: 19 Total Daily Staff: 108 Waking Staff: 81

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Complaint Exit Conference Date: 11/10/2025

**Inspection Dates and Department Representative**

11/10/2025 - Off-Site [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 70 Residents Served: 70

Secured Dementia Care Unit  
 In Home: Yes Area: separate unit Capacity: 25 Residents Served: 22

Hospice  
 Current Residents: 4

Number of Residents Who:  
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 70  
 Diagnosed with Mental Illness: 2 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 19 Have Physical Disability: 0

**Inspections / Reviews**

11/10/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 12/14/2025

12/15/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 12/12/2025  
 Reviewer: [REDACTED] Follow-Up Type: Bypass Document Submission

Inspections / Reviews *(continued)*

12/15/2025 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/15/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

225c - Additional Assessment

1. Requirements

2600.

225.c. The resident shall have additional assessments as follows:

- 3. At the request of the Department upon cause to believe that an update is required.

Description of Violation

Resident # [redacted] assessment, dated [redacted] does not include a response to "Sensory Limitations, Section F, 1-6. This is on P 6 of 24 of the Home's approved Assessment Form.

Plan of Correction

Accept [redacted] - 12/15/2025)

Action: On 11/10/25 during an off site inspection the State Representative audited the resident's recent incident reports, hospice notes, MD notes, DME, Assessments and schedules. The Memory Care Coordinator and the Executive Director provided all requested documentation via email. Upon review of documentation, the State Representative said that we had very good documentation. For this particular resident, section F items A1-A6 do not apply. However, the information under SP provides a more accurate picture of the resident's mobility and mobility-related needs. If an item does not apply, we cannot select it; however, we ensure that the resident's mobility needs are clearly communicated within the documentation.

Since the section does not apply to this resident, we respectfully request that this violation be reconsidered for removal.

Training: The Executive Director trained all nurse managers on 12/10/2025 in regulation 2600.225c to select the appropriate box if it applies to the resident. Training records will be kept in accordance with regulation 2600.65i.

Ongoing: Starting on 12/14/25 the Executive Director, Director of Nursing or Memory Care Coordinator will monitor that the appropriate box is selected if none apply it is left blank.

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

Implemented [redacted] 12/15/2025)