

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

December 15, 2025

[REDACTED]
JUNIPER VILLAGE AT STATE COLLEGE OPERATIONS III LLC
[REDACTED]

RE: JUNIPER VILLAGE AT BROOKLINE -
SENIOR LIVING
1930 CLIFFSIDE DRIVE
STATE COLLEGE, PA, 16801
LICENSE/COC#: 23131

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 11/13/2025 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: JUNIPER VILLAGE AT BROOKLINE - SENIOR LIVING License #: 23131 License Expiration: 11/03/2025
Address: 1930 CLIFFSIDE DRIVE, STATE COLLEGE, PA 16801
County: CENTRE Region: NORTHEAST

Administrator

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

Legal Entity

Name: JUNIPER VILLAGE AT STATE COLLEGE OPERATIONS III LLC
Address: [Redacted]
Phone: [Redacted] Email: [Redacted]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 80 Waking Staff: 60

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
Reason: Complaint Exit Conference Date: 11/13/2025

Inspection Dates and Department Representative

11/13/2025 - On-Site: [Redacted]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 174 Residents Served: 80

Secured Dementia Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: 2

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 80
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 0 Have Physical Disability: 1

Inspections / Reviews

11/13/2025 Partial

Lead Inspector: [Redacted] Follow-Up Type: POC Submission Follow-Up Date: 12/12/2025

12/15/2025 - POC Submission

Submitted By: [Redacted] Date Submitted: 12/15/2025
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*

25c10 - Advance Notice

1. Requirements

2600.

25.c. At a minimum, the contract must specify the following:

- 10. A statement that the resident is entitled to at least 30 days' advance notice, in writing, of the home's request to change the contract.

Description of Violation

The resident-home contract, dated [REDACTED] for resident [REDACTED] originally designated the level of care at the Extended Care plan rate of [REDACTED] per month. However, resident [REDACTED]'s billing statement reflects that as of [REDACTED] the resident was being charged at the Comprehensive Care plan rate which is [REDACTED] per month. The contract was not amended and the family was not provided a 30 day notice of the level of care rate change until [REDACTED]

Plan of Correction

Accept [REDACTED] - 12/15/2025)

ED and BOM reviewed regulation and error on 12/10/25. Resident account adjusted and additional refund provided for care level fees that were collected in error from 4/4/25 through 5/18/25. The refund in effect from admission until documented notification of change on 4/24/25 and then additionally 30 days from the date of notification. Please see attached calculated refund.

ED, BOM and DOW met on 12/11/25 to review policy and procedure for contractual billing changes. ED to run Service change package report weekly to audit against prior week for changes x 12 weeks then monthly at Quality Assurance Review. Changes will trigger contract appendix form and 30 day notification to family in writing.

ED to continue to monitor for compliance.
 please see attached refund statement
 Service package report

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

Implemented [REDACTED] - 12/15/2025)

225c - Additional Assessment

2. Requirements

2600.

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

Description of Violation

The home reported they could no longer meet the resident [REDACTED] needs as they were unable to self-propel in wheelchair, required catheter care and needed full assistance with toileting. Resident [REDACTED] most recent assessment dated [REDACTED] does not include the updated information and in certain sections refers to the resident by the wrong name.

Repeated Violation ET AL. [REDACTED] and [REDACTED]

Plan of Correction

Accept [REDACTED] 12/15/2025)

ED and DOW completed review of Resident Assessment and Support Plan regulations and violation on [REDACTED] Dow provided education on date of completion, addendums and significant change requirement of documentation by Executive Director on 12/11/25. As the resident was no longer a resident of the home at the time of inspection, there was no immediate documentation corrective actions related to the resident violation.

225c Additional Assessment (continued)

ED will complete 10% sample audit of RASP & LOC Monthly moving forward with quality assurance monthly meeting.

Beginning 12/9/25 ED will log new admissions and significant change RASP's as completed to verify identified services align with level of care and proper completion. ED will review for continued compliance with appendix change notification and indicate on audit tool.

ED to continue to monitor for compliance.

See attached ED audit tool for Monthly compliance tracking.

ED to attach audit tool and review during monthly quality assurance review. See attached.

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

Implemented [REDACTED] - 12/15/2025)