

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

March 5, 2026

[REDACTED]
JUNIPER VILLAGE AT SOUTH HILLS LLC
[REDACTED]

RE: JUNIPER VILLAGE AT SOUTH HILLS
1320 GREENTREE ROAD
PITTSBURGH, PA, 15220
LICENSE/COC#: 45265

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 12/11/2025 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 SOUTH HILLS License #: 45265 License Expiration: 07/12/2026
 Address: 1320 GREENTREE ROAD, PITTSBURGH, PA 15220
 County: ALLEGHENY Region: WESTERN

Administrator

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

Legal Entity

Name: JUNIPER VILLAGE AT SOUTH HILLS LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 07/11/1996 Issued By: PA Dept of Labor & Industry

Staffing Hours

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

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Complaint, Incident Exit Conference Date: 12/11/2025

Inspection Dates and Department Representative

12/11/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 96 Residents Served: 47
 Secured Dementia Care Unit
 In Home: Yes Area: 3rd Floor Capacity: 26 Residents Served: 17
 Hospice
 Current Residents: 5
 Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 47
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 22 Have Physical Disability: 0

Inspections / Reviews

12/11/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 02/13/2026

02/11/2026 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 02/26/2026
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 03/01/2026

Inspections / Reviews *(continued)*

03/05/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/26/2026

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], on the 11:00 p.m. to 7:00 a.m. [REDACTED] shift, direct care staff person B grabbed resident [REDACTED] on [REDACTED] right forearm leaving a bruise from the wrist to the resident's right elbow and bruising to the left wrist.

Plan of Correction

Accept [REDACTED] - 02/11/2026)

- The facility respectfully disagrees with the issuance of this citation and provides the following plan of correction for regulatory compliance purposes only and not as any admission of wrongdoing whatsoever:

o Resident [REDACTED] no longer resides in the community.

o Staff Member B was terminated on 12/12/2025.

o By 2/28/2026, all staff will be educated by Executive Director on Regulation 42b to ensure that a resident may not be neglected, intimidated, physically, or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way. Documentation will be kept.

o Starting 2/16/2026, Executive Director and/or designee will interview ten random residents weekly for six weeks. Documentation will be kept.

Licensee's Proposed Overall Completion Date: 02/28/2026

Implemented [REDACTED] 03/05/2026)