

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

February 6, 2026

[REDACTED]
MILLETT PINES LLC
[REDACTED]

RE: THE PINES AT CLARKS SUMMIT
1300 MORGAN HIGHWAY
CLARKS SUMMIT, PA, 18411
LICENSE/COC#: 22612

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 01/07/2026 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: *THE PINES AT CLARKS SUMMIT* License #: *22612* License Expiration: *11/05/2026*
 Address: *1300 MORGAN HIGHWAY, CLARKS SUMMIT, PA 18411*
 County: *LACKAWANNA* Region: *NORTHEAST*

Administrator

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

Legal Entity

Name: *MILLETT PINES LLC*
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-2* Date: *06/30/2016* Issued By: *South Abington Twp*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *70* Waking Staff: *53*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Incident* Exit Conference Date: *01/07/2026*

Inspection Dates and Department Representative

01/07/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: *72* Residents Served: *52*

Secured Dementia Care Unit
 In Home: *Yes* Area: *lower level* Capacity: *24* Residents Served: *18*

Hospice
 Current Residents: *1*

Number of Residents Who:
 Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *52*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *18* Have Physical Disability: *0*

Inspections / Reviews

01/07/2026 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *01/31/2026*

02/02/2026 - POC Submission
 Submitted By: [REDACTED] Date Submitted: *02/04/2026*
 Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *02/09/2026*

Inspections / Reviews *(continued)*

02/06/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/04/2026

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

Resident [redacted] had a history of physical altercations and threats of violence against staff and residents with 7 documented incidents that began [redacted] On [redacted] around 7:30 p.m., Secured Dementia Care Resident [redacted] was yelling at Resident [redacted] Staff Person A attempted to intervene but was pushed by Resident [redacted] over a table and into the side of a chair. Resident [redacted] then pushed Resident [redacted] to the ground. Resident # [redacted] immediately complained of pain to the hip and Resident [redacted] was taken to the hospital and diagnosed with a [redacted] from the fall.

Plan of Correction

Accepted [redacted] 02/02/2026)

Ensuring the safety and well-being of all residents is a top priority for the staff of The Pines. We recognize that brain changes for our Memory Care residents can put them at risk for behavioral outbursts. As the brain changes so too does emotional control, judgement/reasoning and social awareness. Behaviors most often occur as an unmet need that the resident is unable to communicate. Our goal is to reduce risk and increase safety for all residents and we accomplish this by ensuring there is ongoing education and training of staff so they are aware of how behaviors can develop and why, to identify triggers for behaviors and to proactively take steps to redirect and de-escalate behaviors to prevent injury and ensure everyone's well-being. The residents' care plan is developed to reflect the interventions needed to support residents with cognitive decline as changes in behavior occur. Resident [redacted]'s care plan documented ongoing steps that were in place to proactively manage situations that might cause distress for this resident resulting in behavioral outbursts. Medication changes were made under the direction of the PCP and neurologist over several months prior to the incident on 1/2/26. Prior to the physical altercation staff was attempting to intervene and redirect the residents. Staff immediately redirected Resident [redacted] away from the area to [redacted] room and [redacted] was closely monitored on 1/2/2026. Another staff member called 911 and stayed with Resident # [redacted] until [redacted] was taken to the hospital by EMT. The families and physicians of both residents were notified of the incident. The appropriate agencies were notified per regulations. Resident [redacted] medication was adjusted on 1/7/26, [redacted] was seen by [redacted] neurologist on 1/16/26 and a GeroPsych appointment was completed on 1/30/26. The GeroPsych ordered changes in the time of day for 1 medication, increased frequency of a second medication and the addition of a prn medication. The Memory Care Coordinator, DOW and Executive Director have been meeting weekly to review how the current care plan is working for Resident [redacted] and formulating possible interventions going forward. Interventions may include a change in the location of residents' rooms, private care givers to provide 1:1 supervision, medication changes, and possible discharge to an alternate level of care. A review of how to identify impending signs of aggressive behavior, management of behaviors, and triggers of behavior by the Memory Care Coordinator and the Executive Director will be conducted with the care staff. The Memory Care Coordinator, DOW and ED will monitor Resident #1's behaviors daily and document them in the medical record. The Executive Director will ensure that staff training by the Memory Care Coordinator is ongoing. The Administrator/Designee will ensure compliance.

Licensee's Proposed Overall Completion Date: 01/30/2026

Implemented [redacted] - 02/06/2026)

234d - Support Plan Revision

2. Requirements

234d Support Plan Revision (continued)

2600.

234.d. The support plan shall be revised at least annually and as the resident's condition changes.

Description of Violation

A support plan for resident [REDACTED] was completed on [REDACTED] however, the support plan was not updated with aggression towards other residents that occurred on [REDACTED] and [REDACTED] and the homes plan to ensure the safety of all residents.

Plan of Correction

Accept [REDACTED] - 02/02/2026)

The residents' care plan is developed to reflect the interventions needed to support residents with cognitive decline as changes in behavior occur. Resident [REDACTED] care plan documented ongoing steps that were in place to proactively manage situations that might cause distress for this resident resulting in behavioral outbursts. While the medical record contained documentation of the episodes of challenging behaviors that occurred on 7/4/25, 11/30/25, and 12/14/25, the support plan (care plan) should also have listed the dates of those occurrences and identified any additional interventions needed. The Memory Care Coordinator, DOW , Executive Director and Administrator discussed this requirement and the DOW will document changes in the support plan as well as the medical record going forward. The Administrator will review the support plans of those residents with challenging behaviors every other week to ensure that this documentation is occurring. Interventions will be discussed among the Memory Care Coordinator, DOW and Executive Director if the care staff identify changes in the resident's needs and the support plan will be updated accordingly. Resident [REDACTED]'s support plan was updated on 1/21/26 and is attached.

Licensee's Proposed Overall Completion Date: 01/30/2026

Implemented ([REDACTED] - 02/06/2026)