

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

June 30, 2026

[REDACTED] BOARD PRESIDENT
SUGAR VALLEY LODGE INC
190 SUGAR VALLEY LANE
FRANKLIN, PA, 16323

RE: SUGAR VALLEY LODGE (HICKORY
ACRES BUILDING)
190 SUGAR VALLEY LANE
FRANKLIN, PA, 16323
LICENSE/COC#: 44770

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/06/2026 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: SUGAR VALLEY LODGE (HICKORY ACRES BUILDING) **License #:** 44770 **License Expiration:** 01/05/2027
Address: 190 SUGAR VALLEY LANE, FRANKLIN, PA 16323
County: VENANGO **Region:** WESTERN

Administrator

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

Legal Entity

Name: SUGAR VALLEY LODGE INC
Address: 190 SUGAR VALLEY LANE, FRANKLIN, PA, 16323
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-1 **Date:** 05/20/2016 **Issued By:** Sugar Creek Borough

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 36 **Waking Staff:** 27

Inspection Information

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal **Exit Conference Date:** 03/06/2026

Inspection Dates and Department Representative

03/06/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 28 **Residents Served:** 28

Secured Dementia Care Unit

In Home: No **Area:** **Capacity:** **Residents Served:**

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 25 **Are 60 Years of Age or Older:** 18
Diagnosed with Mental Illness: 20 **Diagnosed with Intellectual Disability:** 1
Have Mobility Need: 8 **Have Physical Disability:** 1

Inspections / Reviews

03/06/2026 Full

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/06/2026

04/10/2026 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 06/01/2026
Reviewer: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/15/2026

Inspections / Reviews *(continued)*

05/14/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/01/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 06/01/2026

06/30/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/01/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

18 - Compliance With Laws

1. Requirements

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

The Care Facility Carbon Monoxide Alarms Standard Act, enacted 6/23/16, requires carbon monoxide alarms to be installed in close proximity of, but not less than 15 feet from, any fossil-fuel burning device or appliance. However, the carbon monoxide detector in the kitchen for the gas stove was approximately 6 feet from the stove.

Plan of Correction

Accept () - 05/14/2026

On 3/6/26 [redacted] COO identified that we could not locate the carbon monoxide alarm.

On 3/7/26 [redacted] COO worked with our county maintenance department to locate the Carbon Monoxide alarms. They are located in the doorway of the Hickory Acres Building.

By 4/08/26 [redacted] COO and [redacted] CEO will have a training with all staff to educate all employees where the alarm system is located.

On 5/1/26 [redacted] COO emailed [redacted] County Maintenance, [redacted] then emailed [redacted] from Fire fighter to have someone from fire fighter do a service call to verify the Carbon Monoxide detector is 15 ft away from the oven. If anything needs to be moved it will be. Once we have fire fighter come and and make the necessary reports they will be emailed to state.

Licensee's Proposed Overall Completion Date: 05/05/2026

Implemented () - 06/30/2026

85a - Sanitary Conditions

2. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

At 9:00 a.m., there were more than 100 cigarette butts on the ground to the left of the front entrance. There were also more than 50 cigarette butts on the ground to the right of the front entrance door. However, the home's designated smoking area is behind the building near the pavilion.

At 10:30 a.m., there were more than 20 cigarette butts on the ground near the kitchen entrance.

Plan of Correction

Accept () - 05/14/2026

On 3/6/26 [redacted] Coo acknowledged the cigarette butts outside in the doorway.

On 3/6/26 [redacted] housekeeper cleaned the outside and removed 100% of the cigarette butts,

By 4/15/26 [redacted] COO and [redacted] CEO, will have a resident house meeting in all buildings stating the new policy on smoking outside. The residents will be instructed to go to the pavilion or in a designated smoking area to smoke which is at least 25 feet from doorways. [redacted] CEO and [redacted] COO will have purchased smoke stacks to help encourage residents to put out cigarettes. Weekly, staff, activities and housekeeping will clean up cigarette butts. this will be audited weekly by [redacted] CEO

Licensee's Proposed Overall Completion Date: 05/05/2026

Implemented () - 06/30/2026

85e - Trash Outside Home

3. Requirements

2600.

85.e. Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

Description of Violation

There was a white bag full of garbage on the ground behind the dumpster on the left.

There was a black bag full of garbage hanging out of the top of the dumpster on the right.

There was an uncovered garbage can, approximately 3/4 full of trash, in the pavilion.

Plan of Correction

Accept ([redacted]) - 05/14/2026

On 3/6/26 [redacted] COO identified the garbage bag that fell outside the dumpster.

On 3/6/26 [redacted] COO had housekeeping get the bag and throw it in the dumpster.

By 4/8/26 [redacted] COO and [redacted] will have a staff meeting instructing staff that when they take out garbage they have to put the bags into the dumpster without chance of it coming back out. [redacted] Admin will have quality checks each week to make sure there is no garbage outside the dumpster.

Licensee's Proposed Overall Completion Date: 05/05/2026

Implemented ([redacted]) - 06/30/2026

132e - Fire Drill Sleeping Hours

4. Requirements

2600.

132.e. A fire drill shall be held during sleeping hours once every 6 months.

Description of Violation

The home has not conducted a fire drill during sleeping hours in the past 6 months.

Plan of Correction

Directed ([redacted]) - 05/14/2026

On 3/6/26 [redacted] COO identified that the fire drill done during hours of sleep was not completed during hours of sleep.

On 3/6/25 [redacted] COO wrote on the fire drill schedule that the 2 times that are suppose to be during 10p to 6am have to be between 11p and 7am.

By 4/8/26 [redacted] COO and [redacted] CEO will have a staff meeting instructing staff that hours of sleep are 11p to 7am. We will also write this on the Fire drill schedule so that everyone from here moving forward understand that hours of sleep are the stated above times. [redacted] Admin will audit the monthly fire drills to make sure they are done between the hours of 11pm and 7am.

Proposed Overall Completion Date: 05/05/2026

DIRECTED PLAN:

By 5/31/26: The administrator or designee shall ensure a successful sleeping hour drill is conducted and documented on the fire drill log.

Directed Completion Date: 06/01/2026

132e - Fire Drill Sleeping Hours (*continued*)

Implemented ([REDACTED] - 06/30/2026)

144c2 - Smoking Area Distance

5. Requirements

2600.

144.c. A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include the following:

- 2. A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include the following: Location of a smoking room or outside smoking area a safe distance from heat sources, hot water heaters, combustible or flammable materials and away from common walkways and exits.

Description of Violation

The home's smoking policy indicated, "The smoking area for all residents is located in the pavilion which is located on the side of Hickory Acres building. Staff may also utilize the pavilion or may smoke out back of the Hickory Acres building be the soda machines." However, the home is allowing residents to smoke on the walkway in the front of the building near the mailbox.

Plan of Correction

Accept ([REDACTED] - 04/10/2026)

On 3/6/26 [REDACTED] COO identified that the residents were smoking outside the front door instead of at the pavilion.

On 3/6/26 [REDACTED] COO had signs posted that residents and staff are no longer permitted to smoke in front of the building and are instructed to smoke in the pavilion.

By 4/15/26 [REDACTED] COO and [REDACTED] CEO will have a meeting with all smoking residents that identifies the smoking distance and go over the smoking policy.

Licensee's Proposed Overall Completion Date: 04/15/2026

Implemented ([REDACTED] - 06/30/2026)