

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

June 26, 2026

[REDACTED]
THE VILLAGES OF HARMON HOUSE, LLC
[REDACTED]
[REDACTED]

RE: THE VILLAGES OF HARMON HOUSE
601 SOUTH CHURCH STREET
MT. PLEASANT, PA, 15666
LICENSE/COC#: 45454

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/11/2026, 03/12/2026, 03/17/2026, 03/20/2026 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 VILLAGES OF HARMON HOUSE **License #:** 45454 **License Expiration:** 12/10/2026
Address: 601 SOUTH CHURCH STREET, MT. PLEASANT, PA 15666
County: WESTMORELAND **Region:** WESTERN

Administrator

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

Legal Entity

Name: THE VILLAGES OF HARMON HOUSE, LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 06/06/1988 **Issued By:** L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 63 **Waking Staff:** 47

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 03/20/2026

Inspection Dates and Department Representative

03/11/2026 - On-Site: [REDACTED]
03/12/2026 - Off-Site: [REDACTED]
03/17/2026 - Off-Site: [REDACTED]
03/20/2026 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 67 **Residents Served:** 55

Special Care Unit

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

Hospice

Current Residents: 1

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 55
Diagnosed with Mental Illness: 2 **Diagnosed with Intellectual Disability:** 2
Have Mobility Need: 8 **Have Physical Disability:** 0

Inspections / Reviews

03/11/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/16/2026

Inspections / Reviews (*continued*)

04/30/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/28/2026

Reviewer: [REDACTED]

Follow Up Type: POC Submission

Follow Up Date: 05/07/2026

05/20/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/28/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 05/29/2026

06/26/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/28/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

42b Abuse/Neglect

1. Requirements

2800.

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

From December 2024 to November 2025, staff person A had been entrusted by resident # [REDACTED] to use the resident's bank card to purchase items for the resident from the store, such as adult pull-ups, and snacks. Resident [REDACTED] indicated that [REDACTED] trusted staff person A "whole heartedly" and that they were "friends." However, resident [REDACTED]'s bank statements revealed that staff person A had used the resident's bank card for [REDACTED] in purchases at retail stores and gas stations and to withdraw [REDACTED] in cash from ATM bank machines. Resident [REDACTED] did not know what was purchased with [REDACTED] money, nor did the resident receive any cash during that period. During the interview with the agent of the Department, the resident became confused and upset about the charges on [REDACTED] bank statement, indicating, "I guess (staff person A) was stealing from me. I guess that is why they got rid of (staff person A)."

Plan of Correction

Accept [REDACTED] - 04/30/2026)

The facility was contacted by adult protective services on December 18th, 2025 that an active investigation was initiated regarding an allegation of misappropriation of funds for Resident [REDACTED]. An internal investigation at the community was immediately initiated and staff person A was immediately suspended pending outcome of investigation. The facility received investigation update from local law enforcement, and staff person A was terminated employment on 1/20/2026.

The facility Executive Director/designee will provide education to facility staff on Abuse and Resident Rights no later than 4/30/2026. Abuse and Resident Rights education will also be provided to residents by the Executive Director/designee at the resident council meeting in May, 2026.

The facility will conduct monthly interviews of residents to ensure that they are not experiencing abuse or neglect. This audit will be completed by the Executive Director/designee starting April 20, 2026 and will be conducted on 10 residents monthly. This audit will be completed monthly on an ongoing basis and will be included in the facility's Quality Management auditing.

Licensee's Proposed Overall Completion Date: 04/30/2026

Implemented [REDACTED] 06/26/2026)

228b Discharge or transfer

2. Requirements

2800.

228.b. If the residence initiates a transfer or discharge of a resident, or if the legal entity chooses to close the residence, the residence shall provide a 30-day advance written notice to the resident, the resident's family or designated person and the referral agent citing the reasons for the transfer or discharge. This shall be stipulated in the resident-residence contract.

1. The 30-day advance written notice must be written in language in which the resident understands, or performed in American Sign Language or presented orally in a language the resident understands if the resident does not speak standard English. The notice must include the following:
 - i. The specific reason for the transfer or discharge.
 - ii. The effective date of the transfer or discharge.
 - iii. The location to which the resident will be transferred or discharged.

228b Discharge or transfer (continued)

- iv. An explanation of the measures the resident or the resident's designated person can take if they disagree with the residence decision to transfer or discharge which includes the name, mailing address, and telephone number of the State and local long-term care ombudsman.
 - v. The resident's transfer or discharge rights, as applicable.
2. Prior to initiating a transfer or discharge of a resident, the residence shall make reasonable accommodation for aging in place that may include services from outside providers. The residence shall demonstrate through support plan modification and documentation the attempts to resolve the reason for the transfer or discharge. Supplemental services may be provided by the resident's family, residence staff or private duty staff as agreed to by the resident and the residence. This shall be stipulated in the resident-residence contract.
3. Practicable notice, rather than a 30-day advance written notice is required if a delay in transfer or discharge would jeopardize the health, safety or well-being of the resident or others in the residence, as certified by a physician or the Department. This may occur when the resident needs psychiatric services or is abused in the residence, or the Department initiates closure of the residence.

Description of Violation

Resident [REDACTED] received a discharge notice dated [REDACTED] and effective [REDACTED]. The notice did not include:

- The location to which the resident will be transferred or discharged.
- An explanation of the measures the resident or the resident's designated person can take if they disagree with the residence decision to transfer or discharge which includes the name, mailing address, and telephone number of the State and local long-term care ombudsman.

Plan of Correction

Accept [REDACTED] - 04/30/2026)

The facility is unable to correct violation retroactively.

Resident [REDACTED] received a 30-day discharge notice on 11/17/2025 effective 12/17/25 due to nonpayment for services. Discharge notice did not include location to which resident was to discharge nor an explanation of measures that resident could take if they disagreed with residence decision to discharge which includes the name, mailing address and telephone number of the State and local long term care ombudsman.

The Executive Director will be educated by the Regional Vice President of Operations/designee regarding 228b and the specific information required when issuing a transfer or 30-day discharge notice. This education will be completed no later than 4/30/26.

The Regional Vice President of Operations/designee will audit transfer/discharges notices prior to issuance to ensure all information is reviewed/maintained. This review will be completed for 3 months and then ongoing for compliance.

Licensee's Proposed Overall Completion Date: 04/24/2026

Implemented [REDACTED] - 06/26/2026)