

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

April 20, 2026

[REDACTED]
ARHC WHWCHPA01 TRS LLC

[REDACTED]
EXECUTIVE DIRECTOR
[REDACTED]

RE: WELLINGTON COURT AT HERSHEY'S
MILL
1361 EAST BOOT ROAD
WEST CHESTER, PA, 19380
LICENSE/COC#: 14136

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/19/2026, 03/27/2026 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: WELLINGTON COURT AT HERSHEY'S MILL **License #:** 14136 **License Expiration:** 03/23/2027
Address: 1361 EAST BOOT ROAD, WEST CHESTER, PA 19380
County: CHESTER **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: ARHC WHWCHPA01 TRS LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-1 **Date:** 01/31/1998 **Issued By:** East Goshen Township
Type: I-2 **Date:** 01/31/1998 **Issued By:** East Goshen Township

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 147 **Waking Staff:** 110

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 03/27/2026

Inspection Dates and Department Representative

03/19/2026 - On-Site: [REDACTED]
03/27/2026 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 114 **Residents Served:** 92

Secured Dementia Care Unit

In Home: Yes **Area:** SCDU **Capacity:** 40 **Residents Served:** 31

Hospice

Current Residents: 11

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 92
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 55 **Have Physical Disability:** 1

Inspections / Reviews

03/19/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/23/2026

Inspections / Reviews *(continued)*

04/14/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 04/14/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 04/24/2026

04/20/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/14/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

202 - Prohibitions

1. Requirements

2600.

202. The following procedures are prohibited:

1. Seclusion, defined as involuntary confinement of a resident in a room from which the resident is physically prevented from leaving, is prohibited. This does not include the admission of a resident in a secured dementia care unit in accordance with § 2600.231 (relating to admission).
2. Aversive conditioning, defined as the application of startling, painful or noxious stimuli, is prohibited.
3. Pressure point techniques, defined as the application of pain for the purpose of achieving compliance, is prohibited.
4. A chemical restraint, defined as use of drugs or chemicals for the specific and exclusive purpose of controlling acute or episodic aggressive behavior, is prohibited. A chemical restraint does not include a drug ordered by a physician or dentist to treat the symptoms of a specific mental, emotional or behavioral condition, or as pretreatment prior to a medical or dental examination or treatment.
5. Mechanical restraint, defined as a device that restricts the movement or function of a resident or portion of a resident's body, is prohibited. Mechanical restraints include geriatric chairs, handcuffs, anklets, wristlets, camisoles, helmet with fasteners, muffs and mitts with fasteners, poseys, waist straps, head straps, papoose boards, restraining sheets, chest restraints and other types of locked restraints. A mechanical restraint does not include a device used to provide support for the achievement of functional body position or proper balance that has been prescribed by a medical professional as long as the resident can easily remove the device.
6. A manual restraint, defined as a hands-on physical means that restricts, immobilizes or reduces a resident's ability to move arms, legs, head or other body parts freely, is prohibited. A manual restraint does not include prompting, escorting or guiding a resident to assist in the ADLs or IADLs.

Description of Violation

On [redacted] at 8:30 pm, Staff person A held Resident [redacted] hands to prevent them moving freely because Resident [redacted] was trying to kick out the walker from another resident. Staff Person A told Resident [redacted] that they can't do that as they held Resident [redacted] hands. Resident [redacted] then began to dig [redacted] nails into Staff Person A's hand. Staff Person B came and intervened and took Resident [redacted] from the area and walked them down the hall to another area.

Plan of Correction

Accepted [redacted] - 04/14/2026)

- Upon notification by the alleged incident staff person was removed from the schedule and placed on Administrative Leave pending an investigation. On March 1, 2026, employee resigned effective immediately. Employee did not return to the community post-incident.
- Beginning on February 7, 2026, all memory care staff were provided training on Redirection and Validation, in addition to the community Abuse and neglect policy. Training was conducted by the Executive Director and the Memory Care Director. Training was completed on February 13, 2026.
- Beginning on March 30, 2026, all memory care staff were provided training on a Restraint Free Environment. Training was conducted by the Executive Director and the Memory Care Director. Training was completed on April 2, 2026.
- Completion of training was documented on a Record of Training.
- The Executive Director or designee will conduct and document audits of staff interactions in the Memory Care neighborhood weekly for 30 days to ensure compliance with restraint-free practices. Audit begin week of March 30, 2026 and ending week of April 20, 2026.
- The Executive Director will review outcomes with the Director team at the next scheduled Quality Assurance Meeting on June 24, 2026.

Licensee's Proposed Overall Completion Date: 04/13/2026

Implemented [redacted] - 04/20/2026)