

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

June 16, 2026

[REDACTED]
ARDEN COURTS OF ALLENTOWN PA LLC
[REDACTED]

RE: ARDEN COURTS (ALLENTOWN)
5151 HAMILTON BOULEVARD
ALLENTOWN, PA, 18106
LICENSE/COC#: 21787

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/06/2026 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]
Human Services Licensing Supervisor

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: ARDEN COURTS (ALLENTOWN) **License #:** 21787 **License Expiration:** 06/16/2026
Address: 5151 HAMILTON BOULEVARD, ALLENTOWN, PA 18106
County: LEHIGH **Region:** NORTHEAST

Administrator

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

Legal Entity

Name: ARDEN COURTS OF ALLENTOWN PA LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 06/07/1995 **Issued By:** Dept L & I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 108 **Waking Staff:** 81

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 05/06/2026

Inspection Dates and Department Representative

05/06/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 56 **Residents Served:** 54

Secured Dementia Care Unit

In Home: Yes **Area:** whole PC **Capacity:** 56 **Residents Served:** 54

Hospice

Current Residents: 17

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 54
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 54 **Have Physical Disability:** 0

Inspections / Reviews

05/06/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 06/07/2026

06/16/2026 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 06/16/2026
Reviewer: [REDACTED] **Follow-Up Type:** Bypass Document Submission

Inspections / Reviews *(continued)*

06/16/2026 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/16/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

42s - Privacy

1. Requirements

2600.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

Description of Violation

During the inspection, it was observed that the home had installed exterior surveillance cameras monitoring and recording the parking lot and surrounding exterior areas of the home. Staff confirmed the surveillance system retained recorded footage for approximately one week before automatic deletion. The home did not post signage notifying residents, staff, and visitors that video surveillance and recording were in use in the monitored exterior areas.

Plan of Correction

Accept [REDACTED] 06/16/2026)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 05/06/2026 by Executive Director was immediately posting video surveillance recording in progress at all exterior areas of the facility.

To enhance the currently compliant operations, on 05/07/2026 the Executive Director reviewed with Building Services Coordinator applicable regulatory requirements regarding surveillance monitoring and ensured all required notification signage is in place and visible

Effective 05/11/2026 the Executive Director or designee will conduct audits weekly x 4 weeks and monthly x 2 months of making rounds to ensure all signage is posted in all areas where recording is in progress through 08/3/2026 to maintain ongoing compliance. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 08/03/2026

Implemented [REDACTED] - 06/16/2026)

227h - Support Plan Refuse Sign

2. Requirements

2600.

227.h. If a resident or designated person is unable or chooses not to sign the support plan, a notation of inability or refusal to sign shall be documented.

Description of Violation

Resident [REDACTED]'s designated person participated in the development of support plan finalized on [REDACTED]. The resident's designated person did not sign the support plan. The home did not make a notation regarding the resident# [REDACTED] designated person's missing signature.

Plan of Correction

Accept [REDACTED] - 06/16/2026)

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 05/06/2026 by the Executive Director, which notified POA and spouse via phone and email sent to review and sign support plan, confirming participation in the development of the support plan. Executive Director obtained signed support plan on 5/7/2026.

227h Support Plan Refuse Sign (continued)

To enhance the currently compliant operations, on 05/06/2026 the Executive Director and Resident Services Coordinator reviewed all support plans for residents admitted within the previous two weeks to verify that required signatures from designated persons were obtained and documented, with a completion date of 05/07/2026.

Effective 05/11/2026 the Executive Director or designee will perform weekly x 4 weeks, monthly x 2 months audits of on all newly completed support plans to ensure required signatures are obtained prior to filling, through 08/03/2026 to maintain ongoing compliance with ensuring that if a resident or designated person is unable or chooses not to sign the support plan, a notation of inability or refusal to sign is documented. Any deficiencies will be corrected immediately, and findings will be documented and reviewed internally for continuous improvement purposes.

Licensee's Proposed Overall Completion Date: 08/03/2026

Implemented [REDACTED] - 06/16/2026)