

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

June 18, 2026

[REDACTED]
ASBURY LIVING INC.
[REDACTED]
[REDACTED]

RE: ASBURY GRACE PARK
1170 WEST MAIN STREET
STROUDSBURG, PA, 18360
LICENSE/COC#: 23197

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/29/2026 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: ASBURY GRACE PARK

License #: 23197

License Expiration: 12/28/2026

Address: 1170 WEST MAIN STREET, STROUDSBURG, PA 18360

County: MONROE

Region: NORTHEAST

Administrator

Name:

Phone:

Email:

Legal Entity

Name: ASBURY LIVING INC.

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: I-1

Date: 11/08/2021

Issued By: Dept of L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 67

Waking Staff: 50

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Incident

Exit Conference Date: 05/29/2026

Inspection Dates and Department Representative

05/29/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 92

Residents Served: 57

Secured Dementia Care Unit

In Home: Yes

Area: Memory Care

Capacity: 22

Residents Served: 9

Hospice

Current Residents: 4

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 57

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 10

Have Physical Disability: 3

Inspections / Reviews

05/29/2026 Partial

Lead Inspector:

Follow-Up Type: POC Submission

Follow-Up Date: 06/20/2026

06/17/2026 - POC Submission

Submitted By:

Date Submitted: 06/17/2026

Reviewer:

Follow-Up Type: POC Submission

Follow-Up Date: 06/24/2026

Inspections / Reviews (*continued*)

06/17/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/17/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 06/24/2026

06/18/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/17/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

25c7 - Financial Assistance**1. Requirements**

2600.

25.c. At a minimum, the contract must specify the following:

7. The financial arrangements if assistance with financial management is to be provided.

Description of Violation

The home's current contract states the home does not provide financial assistance to residents, however, allows residents to keep up to [REDACTED] in cash in the lock box at the concierge desk that the home safeguards and manages.

Plan of Correction

Accept [REDACTED] - 06/17/2026)

Corrective Action for Affected Residents:

1. Asbury Grace Park will revise the resident contract to include a description of the financial management assistance available to residents. The contract was updated on 6/16/2026.
2. An addendum containing this information will be developed and provided to all current residents or their responsible parties for review.

Systemic Changes to Prevent Recurrence:

3. The Executive Director, or designee, will review all current resident contracts and addendums to ensure residents and/or responsible parties have received and acknowledged the updated information regarding available financial management assistance.

Monitoring:

4. The Executive Director, or designee, will conduct an audit of all current resident contract addendums to verify compliance. Any identified omissions will be corrected immediately.
5. For a period of three months, the Executive Director, or designee, will review 100% of new resident contracts to ensure the required language regarding financial management assistance is included.

Licensee's Proposed Overall Completion Date: 07/03/2026

Implemented [REDACTED] - 06/18/2026)