

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

August 27, 2026

[REDACTED]
EM RURAL LIVING LLC
[REDACTED]
[REDACTED]

RE: THE WYNWOOD HOUSE AT STATE
COLLEGE
2360 BERNEL ROAD
STATE COLLEGE, PA, 16803
LICENSE/COC#: 23225

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/03/2026 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: THE WYNWOOD HOUSE AT STATE COLLEGE

License #: 23225

License Expiration: 11/21/2026

Address: 2360 BERNEL ROAD, STATE COLLEGE, PA 16803

County: CENTRE

Region: NORTHEAST

Administrator

Name:

Phone:

Email:

Legal Entity

Name: EM RURAL LIVING LLC

Address:

Phone:

Email:

Certificate(s) of Occupancy

Type: I-2

Date: 06/18/2015

Issued By: Centre Code

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 46

Waking Staff: 35

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Incident

Exit Conference Date: 06/03/2026

Inspection Dates and Department Representative

06/03/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 60

Residents Served: 39

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 5

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 39

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 7

Have Physical Disability: 0

Inspections / Reviews

06/03/2026 Partial

Lead Inspector:

Follow-Up Type: POC Submission

Follow-Up Date: 07/05/2026

07/28/2026 - POC Submission

Submitted By:

Date Submitted: 07/29/2026

Reviewer:

Follow-Up Type: Document Submission Follow-Up Date: 07/30/2026

Inspections / Reviews (*continued*)

08/27/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/29/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

42y - Health Care Choice

1. Requirements

2600.

42.y. A resident has the right to choose his own health care providers without limitation by the home. This includes the right to select the resident's own pharmacist provided that the pharmacy agrees to supply medications in a way that is compatible with the home's system for handling and assisting with the self-administration of resident medications.

Description of Violation

On [REDACTED] the facility instituted a medication support fee of [REDACTED] for any resident that chooses to use a pharmacy other than the facility's partner pharmacy, Life Tree, or have medication delivered by the VA. The medication support fee is excessive and limits a resident's ability to choose their own health care.

Plan of Correction**Accept [REDACTED] - 07/28/2026)**

On 6/8/2026, the facility immediately ceased assessing the \$300 monthly administrative fee to any resident utilizing an outside pharmacy provider. An internal financial audit was conducted for the period beginning March 1, 2026, to present. All residents/families identified as having been charged this fee will be issued a full refund or direct account credit no later than 06/30/2026. Documentation of these refunds will be maintained in the facility business office for state review.

2. Plan to Safely Maintain Residents

All current residents have been protected. A formal correction notice will be mailed/emailed to all residents and designated representatives by 6/12/2026, clarifying that residents retain the absolute right to choose their own pharmacy provider without any administrative surcharge, provided the pharmacy meets the packaging compliance standards of the facility.

3. Systemic Changes to Prevent Recurrence

The facility has implemented a policy review lock. No new house rules, addendums, or letters altering resident billing structures or service fees related to health care providers will be issued without a direct regulatory compliance review by the Regional Director of Operations and Executive leadership to ensure alignment with Pa. Code Chapter 2600. The facility's standard admission agreement will be audited to ensure no such fees are present.

4. QA Plan to Monitor Performance

The Regional Director of Operations or designee will review the facility's monthly billing census and accounts receivable logs every month for the next six (6) months to verify that zero ancillary or administrative pharmacy fees are being applied to residents using outside providers. The results of these audits will be logged and reviewed during quarterly Quality Assurance (QA) meetings.

Licensee's Proposed Overall Completion Date: 12/31/2026

Implemented [REDACTED] 08/27/2026)