

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

August 6, 2026

[REDACTED]
YORK HEALTHCARE OPTIONS, LLC
[REDACTED]
C/O INTEGRACARE CORP
[REDACTED]

RE: THE RESIDENCE AT FITZ FARM
2200 SPRINGWOOD ROAD
YORK, PA, 17403
LICENSE/COC#: 33902

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/01/2026, 07/02/2026 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 RESIDENCE AT FITZ FARM

License #: 33902

License Expiration: 08/15/2026

Address: 2200 SPRINGWOOD ROAD, YORK, PA 17403

County: YORK

Region: CENTRAL

Administrator

Name: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Legal Entity

Name: YORK HEALTHCARE OPTIONS, LLC

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: I-1

Date: 03/13/2023

Issued By: York Township

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 104

Waking Staff: 78

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint, Incident

Exit Conference Date: 07/02/2026

Inspection Dates and Department Representative

07/01/2026 - On-Site: [REDACTED]

07/02/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 75

Residents Served: 69

Secured Dementia Care Unit

In Home: Yes

Area: Life Stories

Capacity: 24

Residents Served: 20

Hospice

Current Residents: 8

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 69

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 35

Have Physical Disability: 0

Inspections / Reviews

07/01/2026 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 08/02/2026

07/30/2026 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 07/30/2026

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 08/06/2026

Inspections / Reviews (*continued*)

08/06/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 07/30/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

17 - Record Confidentiality

1. Requirements

2600.

17. Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.

Description of Violation

On [REDACTED] at 9:28 AM, the electronic medication system (eMAR) system was unlocked, unattended, and accessible atop the medication cart across from bedroom [REDACTED]. The eMAR system permitted access to resident information like names, diagnosis, and prescribed medications including for Resident [REDACTED].

On [REDACTED] at 9:38 AM, an eMAR terminal in the second floor hallway was unlocked, unattended and accessible and permitted access to resident information like names, diagnosis, and prescribed medications including for Resident [REDACTED].

Plan of Correction

Accept [REDACTED] - 07/30/2026)

On 07/01/2026- During building rounds with lead Department of Human Services inspector [REDACTED]. The lead inspector, pressed keys on the medication cart laptops, upon pressing keys, it opened up the privacy screen that was in place prior to the laptop keys being pressed to reveal resident information. Fitz Farm staff, as instructed by Quick Mar, (provider of the medication record electronic program) were using the privacy screen by clicking the black sunglasses, to protect resident information.

On 07/01/2026- Executive Operations Officer immediately notified Area General Manager of the software issue.

On 07/01/2026- Resident Wellness Director notified Integracare Regional Nurse, Regional Nurse contacted Quick Mar to report the concern.

On 07/01/2026- Quick Mar updated the privacy safety feature on medication cart laptops later that day. The system now requires the user to enter their username and password to access resident confidential information.

On 07/01/2026 - Resident Care Director informed Fitz Farm staff of the updated safety feature.

On 07/02/2026- Executive Operations Officer and Resident Wellness Director updated Department of Human Services inspectors shortly after they arrived for the second day of inspection of the above. That it was corrected on 07/01/2026.

On 07/02/2026- Lead inspector [REDACTED] checked the laptops on the medication carts to verify that the issue was addressed and corrected.

See attached summary and statement from Resident Wellness Director.

Licensee's Proposed Overall Completion Date: 07/30/2026

Implemented [REDACTED] - 08/06/2026)