

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

August 14, 2026

[REDACTED], EXECUTIVE DIRECTOR
ACTS RETIREMENT-LIFE COMMUNITIES INC
[REDACTED]
[REDACTED]

RE: OAKBRIDGE TERRACE ASSISTED
LIVINGAT BRITTANY POINTE
ESTATES
1001 VALLEY FORGE ROAD
LANDSDALE, PA, 19446
LICENSE/COC#: 13893

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/20/2026, 07/21/2026 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: OAKBRIDGE TERRACE ASSISTED LIVING AT BRITTANY POINTE ESTATES **License #:** 13893 **License Expiration:** 07/01/2027
Address: 1001 VALLEY FORGE ROAD, LANDSDALE, PA 19446
County: MONTGOMERY **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: ACTS RETIREMENT-LIFE COMMUNITIES INC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: Other **Date:** 03/24/2000 **Issued By:** Commonwealth of Pennsylvania, L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 38 **Waking Staff:** 29

Inspection Information

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal **Exit Conference Date:** 07/21/2026

Inspection Dates and Department Representative

07/20/2026 - On-Site: [REDACTED]
07/21/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 42 **Residents Served:** 37

Special Care Unit

In Residence: No **Area:** **Capacity:** **Residents Served:**

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 37
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 1 **Have Physical Disability:** 0

Inspections / Reviews

07/20/2026 Full

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 08/16/2026

Inspections / Reviews (*continued*)

08/14/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 08/14/2026

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document
Submission*

08/14/2026 Bypass Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/14/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

42s Privacy - self/possessions**1. Requirements**

2800.

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

On 07/20/26, at approximately 9:25 AM, a video recording device was identified in the residence's main lobby. The residence does not have language in the Admission Agreement informing residents that this area is subject to video recording nor are there signs posted in this area indicating images are being recorded.

Plan of Correction

Accepted () - 08/14/2026

See attached.

Licensee's Proposed Overall Completion Date: 08/13/2026

Implemented () - 08/14/2026