

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

September 3, 2026

[REDACTED]
THE ARBORS AT ST BARNABAS INC
[REDACTED]
[REDACTED]

RE: THE ARBORS AT ST BARNABAS
85 CHARITY PLACE
VALENCIA, PA, 16059
LICENSE/COC#: 42309

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/30/2026 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 ARBORS AT ST BARNABAS

License #: 42309

License Expiration: 07/26/2026

Address: 85 CHARITY PLACE, VALENCIA, PA 16059

County: BUTLER

Region: WESTERN

Administrator

Name: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Legal Entity

Name: THE ARBORS AT ST BARNABAS INC

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: I-1

Date: 06/04/2010

Issued By: Adams TWP

Type: I-1

Date: 01/09/2020

Issued By: Adams TWP

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 132

Waking Staff: 99

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint, Incident

Exit Conference Date: 07/30/2026

Inspection Dates and Department Representative

07/30/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 229

Residents Served: 83

Secured Dementia Care Unit

In Home: Yes

Area: SDCU

Capacity: 47

Residents Served: 20

Hospice

Current Residents: 11

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 81

Diagnosed with Mental Illness: 2

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 49

Have Physical Disability: 0

Inspections / Reviews

07/30/2026 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 08/29/2026

Inspections / Reviews (*continued*)

09/03/2026 POC Submission

Submitted By [REDACTED]

Date Submitted: 09/03/2026

Reviewer: [REDACTED]

Follow Up Type: *Bypass Document
Submission*

09/03/2026 Bypass Document Submission

Submitted By [REDACTED]

Date Submitted: 09/03/2026

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

42c - Treatment of Residents

1. Requirements

2600.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

On [REDACTED] at approximately 5:15pm, private duty aide A was assisting resident [REDACTED] with eating in the resident's bedroom. Private duty aide A was overheard denying the resident use of the bathroom and told the resident "You can piss your pants like a baby".

Plan of Correction

Accept [REDACTED] - 09/03/2026)

In response to the deficiency noted under 2600.42.c, in relation to the [REDACTED] of a resident speaking inappropriately to that resident [REDACTED] the following action plan has been developed. This will ensure staff will remain in compliance with the regulation and continue to act immediately and accordingly protecting the rights of our residents, as they did in the situation cited.

"A" that has been noted in the violation, is the [REDACTED] visitor/person who sits with [REDACTED] resident [REDACTED]. "A" is family that visits and sits with the resident at the request of the resident's [REDACTED]. "A" is not an employee of the Arbors, and [REDACTED] is not employed with an agency. Resident [REDACTED] was being assisted by "A" in the main dining room, during the dinner meal. When our employees and other residents' family members/visitors, that were in the dining room, overheard the inappropriate exchange, Resident [REDACTED] 1 was immediately removed from the dining room and separated from the family member "A". Arbors staff members immediately intervened and separated all parties involved, in order to protect the dignity of Resident [REDACTED]. "A" continued to give the staff a difficult time and the staff responded by calling security to have "A" removed from the premise. "A" became very uncooperative when approached by Security. Security then proceeded to contact the Adams Township Police Department. Adams Township Police came on scene and actively encouraged "A" to leave the facility. At this point, "A" was cooperative and left the facility and was asked not to return until full investigation completed. Our team immediately called the POA and attending physician.

An internal investigation was immediately initiated, an APS verbal and written report was completed and DHS notified. Statements were gathered from those employee's and visitors that witnessed the exchange between "A" and resident [REDACTED]. All investigation statements indicate that all parties acted upon the incident immediately and protected the resident from further verbal altercation from [REDACTED] "A" and further infringement on [REDACTED] dignity. They followed all education and training that they have received by acting immediately protecting Resident "A". APS responded on 6/26/2026 and met with the Administrator and with the Wellness Director. All statements and paperwork were shared with the APS investigator. APS met with resident [REDACTED] and interviewed [REDACTED]. Resident [REDACTED] did not recall the incident.

Open dialogue with APS, Resident [REDACTED]'s [REDACTED] and the Clinical team was ongoing over the course of a month. On 7/27/2026 a care conference was held with APS investigator, Resident [REDACTED]'s [REDACTED] PC Administrator, Security, Wellness Director and Memory Care Specialist. It was under the advisement of the APS investigator that family member "A" be allowed back to visit and sit with Resident [REDACTED] after "A" received formal Dementia training. The [REDACTED] and administrative team talked about behavior for visitors in our community, and all were in agreement to have "A" take the training and return to the community since [REDACTED] is Resident [REDACTED] family and Resident #1 wanted [REDACTED] to visit.

On 7/29/2026 and 8/7/2026, "A" and other family friends/visitors, who also at times sit with Resident [REDACTED], received formal dementia training from our Memory Care Specialist. The [REDACTED] of Resident [REDACTED] has dementia training scheduled for 8/28/2026.

On 7/30/2026 APS attended our Competency Days and provided staff pamphlets and education on the topic of abuse and neglect, resident rights, dignity and respect. The Administrator also did a learning series on how to

42c Treatment of Residents (continued)

recognize and report Unlawful harassment and hostile work environment during the week of 7/30/26.

An interview questionnaire was developed focusing on residents' right of dignity and respect on 8/21/2026. An audit will be performed along with the questionnaire. This audit will be performed with residents that have family sit with them and outside care providers.

Audits started by the Wellness Director or Designee during the week of 8/24/2026. The questionnaire will address the residents' right, of dignity and respect. The audits will be random and completed for residents who use an outside provider/family that sits or cares for the resident. The audits will be performed every month for four months and then every other month thereafter. The audits will be performed by the Wellness Director or Designee.

Licensee's Proposed Overall Completion Date: 08/28/2026

Implemented [REDACTED] - 09/03/2026)