

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

August 14, 2026

[REDACTED], DIRECTOR
EMERALD CARE MANAGEMENT LLC
6 REES DRIVE
WILLOW STREET, PA, 17584

RE: MAGNOLIA MANOR
6 REES DRIVE
WILLOW STREET, PA, 17584
LICENSE/COC#: 33789

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 08/03/2026 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: MAGNOLIA MANOR

License #: 33789

License Expiration: 04/01/2027

Address: 6 REES DRIVE, WILLOW STREET, PA 17584

County: LANCASTER

Region: CENTRAL

Administrator

Name: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Legal Entity

Name: EMERALD CARE MANAGEMENT LLC

Address: 6 REES DRIVE, WILLOW STREET, PA, 17584

Phone: [REDACTED]

Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP

Date: 05/15/1986

Issued By: Department of Labor and Industry

Type: I-1

Date: 12/06/2013

Issued By: West Lampeter Township

Type: R-3

Date: 11/14/2013

Issued By: West Lampeter Township

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 12

Waking Staff: 9

Inspection Information

Type: Full

Notice: Unannounced

BHA Docket #:

Reason: Renewal, Complaint

Exit Conference Date: 08/03/2026

Inspection Dates and Department Representative

08/03/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 16

Residents Served: 12

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 2

Are 60 Years of Age or Older: 12

Diagnosed with Mental Illness: 11

Diagnosed with Intellectual Disability: 2

Have Mobility Need: 0

Have Physical Disability: 1

Inspections / Reviews

08/03/2026 Full

Lead Inspector: [REDACTED]

Follow-Up Type: Not Required

NO DEFICIENCIES FOUND