

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

April 21, 2025

[REDACTED]
ARDEN COURTS OF YARDLEY PA LLC
[REDACTED]

RE: ARDEN COURTS (YARDLEY)
493 STONY HILL ROAD
YARDLEY, PA, 19067
LICENSE/COC#: 12997

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/06/2025 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: ARDEN COURTS (YARDLEY) **License #:** 12997 **License Expiration:** 04/30/2025
Address: 493 STONY HILL ROAD, YARDLEY, PA 19067
County: BUCKS **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: ARDEN COURTS OF YARDLEY PA LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 04/24/1995 **Issued By:** CWOPA L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 76 **Waking Staff:** 57

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 03/06/2025

Inspection Dates and Department Representative

03/06/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 66 **Residents Served:** 38

Secured Dementia Care Unit

In Home: Yes **Area:** Entire home **Capacity:** 66 **Residents Served:** 38

Hospice

Current Residents: 8

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 38
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 38 **Have Physical Disability:** 0

Inspections / Reviews

03/06/2025 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 04/05/2025

04/02/2025 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 04/18/2025
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 04/25/2025

Inspections / Reviews *(continued)*

04/21/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 04/18/2025

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

141b1 Annual Medical Evaluation**1. Requirements**

2600.

141.b.1. A resident shall have a medical evaluation: At least annually.

Description of Violation

Resident [REDACTED] most recent medical evaluation was completed on [REDACTED].

Plan of Correction**Accept [REDACTED] 04/02/2025)**

Resident [REDACTED] medical evaluation was located and found to be completed on 1/30/2025; timely and accurate to the resident's needs.

Current residents were reviewed to ensure annual medical evaluations were completed timely on 3/17/2025.

Assistant executive director / designee will maintain a digital tracking log of all annual forms to ensure documentation is completed timely and readily available for review.

Assistant Executive Director educated Resident Services Coordinator on regulation 2600.141.b.1- annual medical evaluation requirements on 3/7/2025.

Assistant Executive Director/designee will audit resident medical evaluations 1 time a week for 1 month to ensure annual medical evaluations are completed timely. Findings will be submitted and reviewed by the QAPI committee.

The next QAPI meeting will be on 4/16/2025.

Licensee's Proposed Overall Completion Date: 04/18/2025

Implemented [REDACTED] - 04/21/2025)