

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

October 28, 2025

[REDACTED]
LUTHER RIDGE FACILITY OPERATIONS LLC
[REDACTED]

RE: LUTHER RIDGE AT SEIDERS HILL
160 RED HORSE ROAD
POTTSVILLE, PA, 17901
LICENSE/COC#: 22466

[REDACTED],
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/23/2025 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: LUTHER RIDGE AT SEIDERS HILL License #: 22466 License Expiration: 08/28/2026
 Address: 160 RED HORSE ROAD, POTTSVILLE, PA 17901
 County: SCHUYLKILL Region: NORTHEAST

Administrator

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

Legal Entity

Name: LUTHER RIDGE FACILITY OPERATIONS LLC
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP Date: 08/05/1998 Issued By: L&I

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 69 Waking Staff: 52

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Change Legal Entity Exit Conference Date: 09/23/2025

Inspection Dates and Department Representative

09/23/2025 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information
 License Capacity: 135 Residents Served: 62
 Special Care Unit
 In Home: No Area: Capacity: Residents Served:
 Hospice
 Current Residents: 5
 Number of Residents Who:
 Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 61
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 7 Have Physical Disability: 0

Inspections / Reviews

09/23/2025 Partial
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 10/10/2025

10/09/2025 - POC Submission
 Submitted By: [REDACTED] Date Submitted: 10/22/2025
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 10/14/2025

Inspections / Reviews *(continued)*

10/16/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 10/22/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 10/31/2025

10/28/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/22/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

86b Bathroom ventilation

1. Requirements

2800.

86.b. A bathroom that does not have an operable, outside window shall be equipped with an exhaust fan for ventilation.

Description of Violation

At approximately 9:45 A.M., the bathroom in the following rooms [REDACTED], did not have an operable window or ventilation fan.

Plan of Correction

Accept [REDACTED] - 10/16/2025)

Some bathrooms in the home did not have an operable window or a functioning ventilation fan. The home is currently working with the HVAC company HSA and is awaiting parts. On 9/24/2025, the Executive Director educated the Maintenance Director on the importance of following up with vendors until issues are resolved. The Maintenance Director scheduled repairs with HSA on 10/13/2025, with work planned for 10/23 through 10/28/2025. Moving forward, all follow-ups will be conducted in a timely manner, and fans and other ventilation systems will be checked monthly.

Licensee's Proposed Overall Completion Date: 10/31/2025

Implemented [REDACTED] - 10/28/2025)

101j7 Lighting/operable lamp

2. Requirements

2800.

101.j. Each resident shall have the following in the living unit:

7. An operable lamp or other source of lighting that can be turned on at bedside.

Description of Violation

Resident [REDACTED] does not have access to a source of light that can be turned on/off at bedside.

Plan of Correction

Accept [REDACTED] - 10/09/2025)

The home was cited for one of the resident rooms not having an operable lamp. On 9/23/25, the Maintenance Director replaced the bulb and installed night lights in the room. On 9/29/25, the Maintenance Director also educated the floor staff on the importance of promptly reporting any inoperable items in resident rooms. Maintenance Director will conduct monthly resident room, and facility rounds to ensure all items are operable.

Licensee's Proposed Overall Completion Date: 10/17/2025

Implemented [REDACTED] - 10/28/2025)

107d Procedure EMA submission

3. Requirements

2800.

107.d. The written emergency procedures shall be reviewed, updated and submitted annually to the local emergency management agency.

Description of Violation

The residence's written emergency procedures have not been updated and submitted to the local emergency management agency.

Plan of Correction

Accept [REDACTED] - 10/08/2025)

The home was cited for not reviewing, updating, and submitting the written emergency procedures to the local

107d Procedure EMA submission (continued)

emergency management agency. On 9/29/25, the Executive Director updated the emergency procedures and submitted them to the agency. Letter submitted by county emergency agency to facility on 10/2/2025. Going forward, Executive Director and or designee will ensure that all procedures are submitted in a timely manner.

Licensee's Proposed Overall Completion Date: 10/17/2025

Implemented () - 10/28/2025)

132b Safety inspection/fire drill**4. Requirements**

2800.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The last supervised fire drill observed by a fire safety expert was conducted on (). The prior supervised fire drill observed by a fire safety expert was conducted on ().

Plan of Correction

Accept () - 10/08/2025)

The home was cited for not conducting the annual fire drill with the city in a timely manner. The Executive Director notified the fire chief, who conducted the drill with the Maintenance Director on 9/24/25. Going forward, the Maintenance Director will ensure that annual fire drills with the city and at facility level are completed on time.

Licensee's Proposed Overall Completion Date: 10/17/2025

Implemented () - 10/28/2025)