

# JUNIPER VILLAGE AT BUCKS COUNTY REHAB AND SKD CARE

Report ID: CCN 395864  
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## § 1 Facility Identity

|                |                                                    |
|----------------|----------------------------------------------------|
| Facility       | JUNIPER VILLAGE AT BUCKS COUNTY REHAB AND SKD CARE |
| CCN            | 395864                                             |
| Location       | 3200 BENSALEM BOULEVARD, BENSALEM, PA, 19020       |
| Ownership type | For profit - Corporation                           |
| Certified beds | 17                                                 |

## § 2 CMS Federal Record

|                                            |                                 |
|--------------------------------------------|---------------------------------|
| Civil money penalties on file              | \$9,174                         |
| Deficiency citations — current cycle       | 4 ( 33% vs prior 24 months (6)) |
| Deficiency citations — prior 24 months     | 6                               |
| Immediate Jeopardy — current cycle         | 0                               |
| Actual-harm (G+) citations — current cycle | 0                               |
| Special Focus Facility status              | Not listed                      |
| Abuse icon                                 | No                              |

## § 3 Federal Penalties in Context

|                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| This facility — penalties on file | \$9,174                                               |
| PA state average                  | \$25,102 (this facility is 0.4× the PA average)       |
| National average                  | \$31,239 (this facility is 0.3× the national average) |

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

#### § 4 Current-Cycle Deficiencies

The current survey cycle records the following 4 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

| F-TAG | FINDING (CMS)                                                                                                                     | SCOPE/SEV. | SOURCE          |
|-------|-----------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| F847  | Inform resident or representatives choice to enter into binding arbitration agreement and right to refuse.                        | E          | Standard survey |
| F692  | Provide enough food/fluids to maintain a resident's health.                                                                       | D          | Complaint       |
| F656  | Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured. | D          | Standard survey |
| F880  | Provide and implement an infection prevention and control program.                                                                | D          | Standard survey |

#### § 5 Ownership & Chain Context

|                                       |                                                                                                    |
|---------------------------------------|----------------------------------------------------------------------------------------------------|
| Ownership record                      | Chain: JUNIPER COMMUNITIES (3 facilities); Owner on file: COPPERHILL ASSOCIATES LLC (organization) |
| Ownership chain                       | JUNIPER COMMUNITIES (3 facilities)                                                                 |
| Penalties vs chain average            | \$9,174 vs \$94,452 (0.1× the chain average)                                                       |
| Current deficiencies vs chain average | 4 vs 2.7 (1.5× the chain average)                                                                  |

#### § 6 CMS Care Compare Star Ratings

|                       |                                    |
|-----------------------|------------------------------------|
| Overall               | 5 / 5 (state avg 3 · US avg 3)     |
| Health inspection     | 4 / 5 (state avg 2.8 · US avg 2.8) |
| Staffing              | 5 / 5 (state avg 3.1 · US avg 2.9) |
| Quality measures (QM) | 3 / 5 (state avg 3.6 · US avg 3.7) |

## § 7 Record Provenance

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|                          |                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| CMS data as of           | Jun 2026                                                                                                                                          |
| Independent verification | <a href="https://www.medicare.gov/care-compare/details/nursing-home/395864">https://www.medicare.gov/care-compare/details/nursing-home/395864</a> |
| Snapshot SHA-256         | 1bdf82a942454d4c347035bf491f651a1f40a4bd4d48ec3c25bc9cf2e467d6ce                                                                                  |
| Methodology & version    | v1.0 — <a href="https://www.caregiverhelpnow.com/methodology">https://www.caregiverhelpnow.com/methodology</a>                                    |

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## § 8 For Your Attorney

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1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
  2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 395864.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 1bdf82a94245.
  4. Deficiency F-tags cited above are searchable in CMS QCOR ([qcor.cms.gov](https://qcor.cms.gov)).
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This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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