



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor
KODY H. KINSLEY • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

September 18, 2024

Javed Syed
hello@heritagecarehome.com

Exempt from Review – Acquisition of Facility

Record #: 4578
Date of Request: September 3, 2024
Facility Name: Heritage Care Home of Windwood (formerly Windwood Assisted Living)
Type of Facility: Adult Care Home
FID #: 921358
Acquisition by: Heritage Care Home of Windwood Property, LLC
Business #: 3869
County: Buncombe

Dear Javed Syed:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that the project described above is exempt from certificate of need (CON) review in accordance with G.S. 131E-184(a)(8). Therefore, the above referenced business may proceed to acquire the health service facility identified above and change the lessee/operator to Heritage Care Home of Windwood, LLC without first obtaining a CON. The Agency's determination is limited to the question of whether the above referenced business would have to obtain a CON if the current owners of the health service facility do in fact sell it to the business listed above. Note that pursuant to G.S. 131E-181(b): "*A recipient of a certificate of need, or any person who may subsequently acquire, in any manner whatsoever permitted by law, the service for which that certificate of need was issued, is required to materially comply with the representations made in its application for that certificate of need.*"

If the business listed above does acquire the facility, you should contact the Agency's Adult Care Licensure Section to obtain instructions for changing ownership of the existing facility.

It should be noted that this Agency's position is based solely on the facts represented by you and that any change in facts as represented would require further consideration by this Agency and a separate determination regarding whether a certificate of need would be required. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Ena Lightbourne, Project Analyst

Micheala Mitchell, Chief

cc: Adult Care Licensure Section, DHSR

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION
HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION

LOCATION: 809 Ruggles Drive, Edgerton Building, Raleigh, NC 27603
MAILING ADDRESS: 809 Ruggles Drive, 2704 Mail Service Center, Raleigh, NC 27699-2704
<https://info.ncdhhs.gov/dhsr/> • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER



Via email

Ms. Tiffany Stancil
Administrative Specialist I
NC Division of Health Service Regulation Healthcare
Planning and Certificate of Need Section
809 Ruggles Drive, Raleigh, NC 27603
tiffany.stancil@dhhs.nc.gov

Ms. Ena Lightbourne
Project Analyst
NC Division of Health Service Regulation Healthcare
Planning and Certificate of Need Section
809 Ruggles Drive, Raleigh, NC 27603
ena.lightbourne@dhhs.nc.gov

**Re: Heritage Care Home of Windwood, LLC (“Buyer Operating Entity”)
Heritage Care Home of Windwood Property, LLC (“Buyer Real Estate
Entity”)
Mountain Area Interprise, Inc. (“Seller Real Estate/Operating Entity”)
6 Windwood Dr, Candler, NC 28715
License Number: HAL-011-296**

Dear Ms. Stancil and Ms. Lightbourne: I am the owner of **Heritage Care Home of Windwood, LLC**, and **Heritage Care Home of Windwood Property, LLC**, and am looking into licensing and certificate of need matters.

- **Heritage Care Home of Windwood Property, LLC** proposes to acquire **Mountain Area Interprise, Inc.** (Real Estate Property Owner: Windwood Rest Home) property constituting the existing health service facility licensed as an adult care home known as **Windwood Rest Home**.
- **Heritage Care Home of Windwood** plans to acquire the operations of the facility from **AWindwood Rest Home, Inc.** (Licensee; Address: 668 Wood Rd., Taylorsville, NC 28681 (Alexander County); License Number: **HAL-011-296**).



After the acquisition, **Heritage Care Home of Windwood** will operate the adult care home pursuant to a lease with **Heritage Care Home of Windwood Property**. After **Heritage Care Home of Windwood** receives its license to operate the facility, the adult care home will be known as **Heritage Care Home of Windwood**.

Pursuant to G.S. § 1 3 ID- 1 84(a)(8), I understand that this transaction is exempt from review, and, as a result, we request that you confirm that understanding by providing us with a "no review" letter. As always, thank you for your assistance.

As always, thank you for your assistance.

Name: _____

Signature: Javed Syed

Title: _____

Date: _____

From: [Heritage Care Home](#)
To: [Stancil, Tiffany C](#); ena.lightboume@dhhs.nc.gov
Subject: [External] CON: Windwood Rest Home
Date: Tuesday, September 3, 2024 11:05:42 PM
Attachments: [Windwood Rest Home CON.pdf](#)

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Hello Tiffany and Ena,

Could you please help us with the certificate of need for Windwood Rest Home with the license number **HAL-011-296**

Please find the CON letter attached and do the needful.

Thank you,



Javed Syed | VP - Sales & Alliances



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[855-593-8766](tel:855-593-8766) Ext1 Phone | hello@heritagecarehome.com Email

