



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

JOSH STEIN • Governor
DEV DUTTA SANGVAI • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

October 27, 2025

Alex Wright
Alex.Wright@tashf.org

Exempt from Review – Acquisition of Facility

Record #: See Attachment A
Date of Request: October 2, 2025
Facility Name: See Attachment A
Type of Facility: See Attachment A
FID #: See Attachment A
Acquisition by: See Attachment A
Business #: See Attachment A
County: See Attachment A

Dear Mr. Wright:

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 referenced businesses may proceed to acquire the health service facilities identified without first obtaining a CON. Please see Attachment B for a list of the new operators of each facility. The Agency’s determination is limited to the question of whether the above referenced businesses would have to obtain a CON if the current owners of the health service facilities do in fact sell them to the referenced businesses. 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 referenced businesses do acquire the facilities, you should contact the Agency’s Adult Care Licensure Section to obtain instructions for changing ownership of the existing facilities.

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,

[Signature]
Gregory F. Yakaboski
Project Analyst

[Signature]
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

ATTACHMENT A

Record #	Facility Name	FID #	Type of Facility	New Owner	Business #	County
4971	Helping Hands Assisted Living	921366	ACH	2052 US 70 West Goldsboro LLC	Bus #: 4006	Wayne
4972	Haywood Lodge and Retirement Center	920515	ACH	251 Sheldon St Waynesville LLC	Bus #: 4007	Haywood
4973	Spicewood Cottages Meadows	210095	ACH	67 Loving Way Clyde LLC	Bus #: 4008	Haywood
4974	Spicewood Cottages Willows	920252	ACH	67 Loving Way Clyde LLC	Bus #: 4008	Haywood
4975	Spicewood Cottages Oaks	920253	ACH	67 Loving Way Clyde LLC	Bus #: 4008	Haywood
4976	Spicewood Cottages Elms	920250	ACH	67 Loving Way Clyde LLC	Bus #: 4008	Haywood
4977	The Bradford Village of Kernersville – West	920117	ACH	602 Piney Grove Rd Kernersville LLC	Bus #: 4009	Forsyth
4978	Memory Care of the Triad	920116	ACH	413 N Main St Kernersville LLC	Bus #: 4010	Forsyth
4979	The Oaks of Alamance	921211	ACH	1670 Westbrook Ave Kernersville LLC	Bus #: 4011	Alamance

ATTACHMENT B

Record #	Facility Name	FID #	Type of Facility	New Facility Operator	County
4971	Helping Hands Assisted Living	921366	ACH	Helping Hands Assisted Living, LLC	Wayne
4972	Haywood Lodge and Retirement Center	920515	ACH	Haywood Spicewood OpCo LLC	Haywood
4973	Spicewood Cottages Meadows	210095	ACH	Haywood Spicewood OpCo LLC	Haywood
4974	Spicewood Cottages Willows	920252	ACH	Haywood Spicewood OpCo LLC	Haywood
4975	Spicewood Cottages Oaks	920253	ACH	Haywood Spicewood OpCo LLC	Haywood
4976	Spicewood Cottages Elms	920250	ACH	Haywood Spicewood OpCo LLC	Haywood
4977	The Bradford Village of Kernersville – West	920117	ACH	The Bradford Village of Kernersville West, LLC	Forsyth
4978	Memory Care of the Triad	920116	ACH	The Bradford Village of Kernersville East, LLC	Forsyth
4979	The Oaks of Alamance	921211	ACH	Helping Hands Assisted Living, LLC	Alamance

October 1, 2025

Via E-mail [micheala.mitchell@dhhs.nc.gov]

Micheala Mitchell
Chief, Healthcare Planning and Certificate of
Need Section
North Carolina Department of Health and Human
Services
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: **Prior Notice of Exempt Acquisitions for Acquisition of Existing Adult Care Home Facilities Pursuant to N.C. Gen. Stat. §131E-184(a)(8)**

Dear Ms. Mitchell:

This correspondence serves as a prior notice of a transaction involving the sale of the existing adult care home facilities listed in Attachment A to this letter (the "Facilities"). The Facilities are presently owned by the entities listed in Attachment A (the "Sellers") and operated by the corresponding Licensees. In this transaction, the Facilities will be acquired by the respective buyers listed in Attachment A (the "Buyers"), at the same time that the current facility operators of the Facilities are being acquired by wholly owned subsidiaries of Affordable Senior Housing Foundation, Inc. ("ASHF"). Both the Buyers and the new facility operators are subsidiaries of ASHF.

Pursuant to N.C. Gen. Stat. §131E-184(a)(8), I am requesting confirmation from the Department that the Buyers' acquisitions of the Facilities are exempt from CON review pursuant to N.C. Gen. Stat. §131E-184(a)(8), which exempts from review the acquisition of existing health service facilities if prior written notice is provided to the Department. If you have any questions, please feel free to contact me at your earliest convenience. I can be reached at 704-228-3275 or Alex.wright@tashf.org.

Sincerely,

Alex Wright,
CFO/CIO, Affordable Senior Housing
Foundation, Inc.

Attachment

Attachment A to CON Exemption Notice

Facility Name and License Number	Address	Current Building Owner (Sellers)	Current Facility Operator	Acquiring Entity (Buyers)	New Facility Operator
Helping Hands Assisted Living HAL-096-052	2052 US 70 West Hwy, Goldsboro, NC 27530	Paul & Melissa Weaver	Helping Hands Assisted Living, LLC	2052 US 70 West Goldsboro LLC	Helping Hands Assisted Living, LLC
Haywood Lodge & Retirement Center HAL-044-009	251 Shelton Street, Waynesville, NC 28786	Earl Holding Company, LLC	Earl Enterprises, Inc.	251 Sheldon St Waynesville LLC	Haywood Spicewood OpCo LLC
Spicewood Cottages Meadows HAL-044-048	59 Loving Way, Clyde, NC 28721	Earl Holding Company, LLC	Earl Enterprises, Inc.	67 Loving Way Clyde LLC	Haywood Spicewood OpCo LLC
Spicewood Cottages Willows HAL-044-041	65 Loving Way, Clyde, NC 28721	Earl Holding Company, LLC	Earl Enterprises, Inc.	67 Loving Way Clyde LLC	Haywood Spicewood OpCo LLC
Spicewood Cottages Oaks HAL-044-040	67 Loving Way, Clyde, NC 28721	Earl Holding Company, LLC	Earl Enterprises, Inc.	67 Loving Way Clyde LLC	Haywood Spicewood OpCo LLC
Spicewood Cottages Elms HAL-044-039	39 Loving Way, Clyde, NC 28721	Earl Holding Company, LLC	Earl Enterprises, Inc.	67 Loving Way Clyde LLC	Haywood Spicewood OpCo LLC
Bradford Village of Kernersville – West HAL-034-069	602 Piney Grove Road, Kernersville, NC 27284	Gabriel Retirement Services, LLC	The Bradford Village of Kernersville West, LLC	602 Piney Grove Rd Kernersville LLC	The Bradford Village of Kernersville West, LLC
Memory Care of the Triad HAL-034-068	413 N. Main St. Kernersville, NC 27284	Gideon Retirement, LLC	The Bradford Village of Kernersville East, LLC	413 N Main St Kernersville LLC	The Bradford Village of Kernersville East, LLC

The Oaks of Alamance HAL-001-134	1670 Westbrook Ave, Burlington, NC 27215	Pier Mac Properties, L.L.C.	The Oaks of Alamance, L.L.C.	1670 Westbrook Ave Kernersville LLC	The Oaks of Alamance, L.L.C.
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Con Exemption Letter



JONESVILLE
127 N BRIDGE ST
JONESVILLE, NC 28642-2260
www.usps.com

10/01/2025

04:18 PM

TRACKING NUMBERS
70220410000271019972

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Raleigh, NC 27699 Weight: 0 lb 0.70 oz Estimated Delivery Date Mon 10/06/2025			
Certified Mail® Tracking #: 70220410000271019972			\$5.30
Total			\$6.08

Grand Total: \$6.08

Credit Card Remit
Card Name: VISA
Account #: XXXXXXXXXXXXX5780
Approval #: 499227
Transaction #: 838
AID: A0000000980840
AL: US DEBIT
PIN: Not Required
Chip

7022 0410 0002 7101 9972

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Raleigh, NC 27699

OFFICIAL USE

Certified Mail Fee	\$5.30	0642
	\$0.00	03
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	
Sent To		10/01/2025
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

From: [Mitchell, Micheala L](#)
To: [Stancil, Tiffany C](#)
Subject: Fw: [External] ASHF - Prior Notice of Exempt Acquisitions for Acquisition of Existing Adult Care Home Facilities Pursuant to N.C. Gen. Stat. §131E-184(a)(8)
Date: Thursday, October 2, 2025 2:39:09 PM
Attachments: [NC CON Section Exemption Notice ASHF Tranche 1 10.1.2025.pdf](#)

Hey!

Would you mind logging this and assigning it to Greg? (I checked in with Gloria and Mike first as it was multi-county).

Thx!

Micheala Mitchell, JD
[NC Department of Health and Human Services](#)
[Division of Health Service Regulation](#)
Section Chief, Healthcare Planning and CON Section
809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704
Office: [919 855 3879](tel:9198553879)
Micheala.Mitchell@dhhs.nc.gov

From: Alex Wright <Alex.Wright@tashf.org>
Sent: Wednesday, October 1, 2025 6:10 PM
To: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>
Cc: jplummer <jplummer@waldrepwall.com>; David Jones <David.Jones@tashf.org>
Subject: RE: [External] ASHF - Prior Notice of Exempt Acquisitions for Acquisition of Existing Adult Care Home Facilities Pursuant to N.C. Gen. Stat. §131E-184(a)(8)

You don't often get email from alex.wright@tashf.org. [Learn why this is important](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Dear Ms. Mitchell:

My apologies, Please see attached our letter to request exemption from CON process.
Please confirm receipt via email.

Thanks,

Alex Wright
Chief Financial Officer & Chief Investment Officer
The Affordable Senior Housing Foundation
Office: (704) 228-3275
Cell: (336) 816-5758



Enriching the Lives of our Seniors, Employees, and Communities

From: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>
Sent: Wednesday, October 1, 2025 4:45 PM
To: Alex Wright <Alex.Wright@tashf.org>
Cc: jplummer <jplummer@waldrepwall.com>; David Jones <David.Jones@tashf.org>
Subject: RE: [External] ASHF - Prior Notice of Exempt Acquisitions for Acquisition of Existing Adult Care Home Facilities Pursuant to N.C. Gen. Stat. §131E-184(a)(8)

Hi Alex,

Your original communication contains a copy of the certification but does not include the request. Would you mind forwarding that as well?

Thanks,

Micheala Mitchell, JD
[NC Department of Health and Human Services](#)
[Division of Health Service Regulation](#)
Section Chief, Healthcare Planning and CON Section
809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704
Office: 919 855 3879
Micheala.Mitchell@dhhs.nc.gov

From: Alex Wright <Alex.Wright@tashf.org>
Sent: Wednesday, October 1, 2025 4:36 PM
To: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>

Cc: jplummer <jplummer@waldrepwall.com>; David Jones <David.Jones@tashf.org>

Subject: [External] ASHF - Prior Notice of Exempt Acquisitions for Acquisition of Existing Adult Care Home Facilities Pursuant to N.C. Gen. Stat. §131E-184(a)(8)

You don't often get email from alex.wright@tashf.org. [Learn why this is important](#)

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Dear Ms. Mitchell:

Please see attached our letter to request exemption from CON process.
Please confirm receipt via email.

It has also been sent to your office via Certified Mail, on October 1st, 2025.

This correspondence serves as a prior notice of a transaction involving the sale of the existing adult care home facilities listed in Attachment A to this letter (the “Facilities”). The Facilities are presently owned by the entities listed in Attachment A (the “Sellers”) and operated by the corresponding Licensees. In this transaction, the Facilities will be acquired by the respective buyers listed in Attachment A (the “Buyers”), at the same time that the current facility operators of the Facilities are being acquired by wholly owned subsidiaries of Affordable Senior Housing Foundation, Inc. (“ASHF”). Both the Buyers and the new facility operators are subsidiaries of ASHF.

Pursuant to N.C. Gen. Stat. §131E-184(a)(8), I am requesting confirmation from the Department that the Buyers’ acquisitions of the Facilities are exempt from CON review pursuant to N.C. Gen. Stat. §131E-184(a)(8), which exempts from review the acquisition of existing health service facilities if prior written notice is provided to the Department. If you have any questions, please feel free to contact me at your earliest convenience. I can be reached at 704-228-3275 or Alex.Wright@tashf.org.

Cc:

Josh Plummer, Waldrep Wall Badcock & Baley, Attorneys representing ASHF
David S. Jones, Chairman, CEO & President: ASHF

Thanks,

Alex Wright
Chief Financial Officer & Chief Investment Officer
The Affordable Senior Housing Foundation

Office: (704) 228-3275



Enriching the Lives of our Seniors, Employees, and Communities

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From: [Alex Wright](#)
To: [Yakaboski, Greg](#)
Subject: [External] Re: Exemption Request for Existing Adult Care Homes
Date: Sunday, October 12, 2025 11:52:16 PM

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Greg,

Per our phone call last week...

We the acquirers/purchasers, Affordable Senior Housing Foundation, Inc. do NOT anticipate changing the names of any of the facilities in any of our formal CHOW applications or CON exemption requests.

I am still tracking down two missing FIDs and will send those over as soon as I get them.

Thanks,

Alex Wright
Chief Finance Officer & Chief Investment Officer
The Affordable Senior Housing Foundation
c: (336) 816-5758

Enriching the Lives of our Seniors, Employees, and Communities

From: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>
Sent: Friday, October 3, 2025 8:45:44 AM
To: Alex Wright <Alex.Wright@tashf.org>
Subject: Re: Exemption Request for Existing Adult Care Homes

Morning Alex,

I am the Project Analyst handling the exemption request you sent over re: acquisition of several existing adult care homes.

Request- to make sure that I have the correct facilities it would be very helpful if you could have your team email over a copy of the most recent license for each of the facilities (should be one page for each)...or, the FID #'s for each facility (this is on the license).

Thanks,
Greg

Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski
Project Analyst
Healthcare Planning and Certificate of Need Section
[Division of Health Service Regulation](#)
[NC Department of Health and Human Services](#)

Office: 919-855-3873
Greg.Yakaboski@dhhs.nc.gov

1915 Health Services Way, 2nd Floor
2704 Mail Service Center
Raleigh, NC 27699-2704

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