

**H.G. EXPRESS**  
moving  
forward



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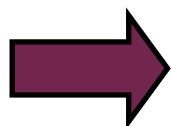
**PLEASE DO NOT DISCARD THIS NEWSLETTER:**

Annual meeting and elections will be held on May 12, 2022. Voting will be by ballot only. Please see page three for more information.

Due to Covid-19 the office will remain closed to foot-traffic until further notice, however the office is available during regular business hours via telephone to service residents clerical (586.293.5150) and maintenance (586.294.1910) necessities.



**IMPORTANT NEWS**



Please make sure your unit number is written on your check **AND** envelope before it is turned into the office. Checks or money orders must be filled out in black or blue ink **ONLY**.  
Thank you.

**NO SENIOR MOVIES UNTIL FURTHER NOTICE**

**NO OPEN MEETINGS UNTIL FURTHER NOTICE**

VISIT US AT [HANOVERGROVE.COM](http://HANOVERGROVE.COM)

# Management News

## 2021 PROPERTY TAX DEDUCTION WORK SHEET

For the Calendar ending December 31st, **2021** real estate taxes paid at Hanover Grove Cooperative was paid from **10.05%** of the Carrying Charges collected by the Cooperative from all members. Therefore, each member who lived during the entire year of **2021** is eligible to claim **10.05%** of their total carrying charges paid as a deduction on their income taxes and/or as a credit for Homestead Property Taxes paid on your behalf. The following formula is to be used to determine the amount of deduction if you lived in the Cooperative for part of the year or did not pay all of your carrying charges assessed in **2021**.

	Carrying Charges * You paid in <b>2021</b>	Times a factor of	Amount of deduction
Real Estate Taxes =	\$ _____	X .1005	= \$ _____

\*Carrying charges paid in **2021** are defined by the IRS as only carrying charges payments that you directly made. Do not include membership fees, late charges, and repair charges paid. Payment made by outside parties on your behalf (HUD or MSHDA) are also not allowed. Use only the portion you paid directly for carrying charges each month in this calculation.

Members who have not missed any payment for **2021**, or were not receiving subsidy, may use the chart below to calculate your applicable tax deduction.

	<u>TOTAL CARRYING CHARGES</u>	<u>TAX DEDUCTION</u>
1 BEDROOM	<u>\$6,396.00</u>	<u>\$642.59</u>
2 BEDROOM	<u>\$7,020.00</u>	<u>\$705.28</u>
3 BEDROOM	<u>\$7,956.00</u>	<u>\$799.31</u>

If you are filing for a Homestead Property Tax Credit as part of your State Income Tax Return, please use the Taxable Value shown below that corresponds to your unit type.

1 BEDROOM	<u>\$ 10,112</u>
2 BEDROOM	<u>\$ 12,038</u>
3 BEDROOM	<u>\$ 13,002</u>



# MANAGEMENT NEWS

## BOARD OF DIRECTORS

Gary Niedojadlo, President  
gniedojadlo@hanovergrove.com

JoAnn Poznanski, 1st VP  
joannpoznanski@yahoo.com

David Wilson, 2nd VP  
Hocman333@aol.com

Patricia Kempf, Treasurer  
pkempf53@gmail.com

Bernice Behrend, Secretary  
bernice\_behrend@yahoo.com

## COMMITTEES & CHAIRPERSONS

Glynn Thompson—Grounds

## COMMODITIES

Darlene Lapensee

## SENIORS - MOVIE NIGHT

Bernice Behrend

## HALL RENTAL

(586) 296-5464  
Debbie Niedojadlo  
hallrental@hanovergrove.com

## MANAGEMENT COMPANY

Professional Property Services  
(248) 644-4650  
Dino DeMare

## MANAGEMENT OFFICE

(586-293-5150)  
Jeff Primo, Property Manager  
jprimo@hanovergrove.com

Pamela Melton, Office Manager  
pmelton@hanovergrove.com

Debbie Niedojadlo, Sales  
sales@hanovergrove.com

Theresa Mullins, Office  
tmullins@hanovergrove.com

Wilesha Wright, Recertification-  
WWright@hanovergrove.com

Emily Mullins, Receptionist  
frontdesk@hanovergrove.com

## MAINTENANCE OFFICE

(586-294-1910)

Brad Mogge, Maintenance Supervisor  
bmogge@hanovergrove.com

Ilham Manjo, Maintenance Coordinator  
maintenance@hanovergrove.com

## Maintenance Technicians

Troy Folgman  
David Sullivan  
Shannon Greshan  
Todd Mitchell  
Randy Dockery

## Grounds

Steven Crandall, Supervisor  
Michael Browne  
John Domanski

The Covid-19 virus and the global pandemic have changed what we view as normal and safe over the past two years and continue to have an impact throughout our community. With that understanding, I would like to touch on some of the changes that are necessary to keep everyone safe with regard to this year's Annual Meeting at Hanover Grove Cooperative.

The Board of Directors and Management have continued to monitor the ever-evolving changes surrounding the pandemic and guidelines for best practices here in our community. After careful review of the By-Laws, we have implemented a plan that aims to keep everybody as safe as possible for this year's Annual Meeting while remaining in compliance with our By-Laws.

**Accordingly, this letter serves as notice of the upcoming Annual Meeting and Election to be conducted by balloting under Article X Section 8A and scheduled to conclude Thursday, May 12, 2022.**

Further, this letter also serves as each member's notification that he or she may submit any proposals for resolution to be placed on the ballot as provided by By-Law Article IV, Section 3. Proposals must be submitted in written form and received by the office no later than 5:00pm on Tuesday, April 12, 2022. All proposals meeting the necessary criteria will be published and distributed to each member as part of the ballot that will be sent out for the election of a seat on the Board of Directors. Ballots must be returned to the business office no later than 5:00pm on Thursday, May 12, 2022.

Completed ballots can be placed in the drop box at the front of the Community Building. Counting of the votes will be held in Closed Session by the Board of Directors, Management, and the candidates running in this year's election in order to ensure the integrity of the election results and to keep the community and its' members as safe as possible.

Candidates resumes for a seat on the Board of Directors will be available for your review in the May 2022 Hanover Express Newsletter. There are two 3-year seats available for the Board of Directors currently held by Ms. Patricia Kempf and Ms. JoAnn Poznanski.

Election results, as well as published responses to all Member Proposals, will be posted throughout the community and in our monthly newsletter. We appreciate your understanding and participation. Please remember that this is your community and your vote is what makes a difference!

## HANOVER GROVE SCHOLARSHIP FUND

**There will be several scholarships awarded!**

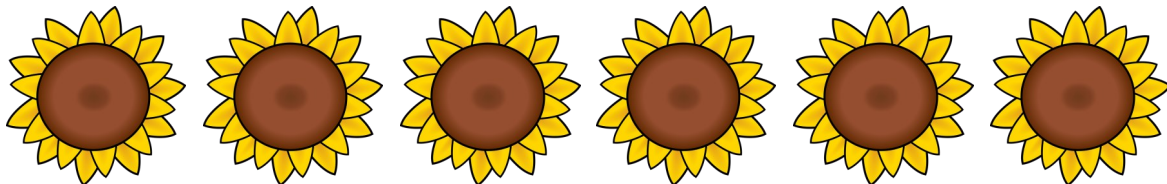
Submit your essay (**one page only**) stating why you should receive a scholarship no later than April 28, 2022 at the Hanover Grove Business Office. Winners of scholarships will be notified immediately following this year's Annual Meeting and Elections.

**ATTENTION RESIDENTS**

**THE FOOD PANTRY IS ONLY OPEN TO DISTRIBUTE  
FOOD WHEN THE BLUE AND WHITE SIGN IS OUT  
FRONT OF THE GROVE GARAGE .**

**If you do not see the sign, they are not  
distributing food at that time. Please do not  
enter the garage or knock on the door.**

**Thank you!**



**As a friendly reminder, please do not feed the animals (squirrels, birds, rabbits, etc...) around Hanover Grove. This could bring in other unwanted rodents and is against Hanover Grove policy.**

**ATTENTION ALL HANOVER RESIDENTS: THE NEW  
PURCHASE PRICE FOR GARBAGE BAGS WILL NOW BE  
\$19.00 THANK YOU.**

# MEMBER NEWS

## A WARM WELCOME TO OUR NEWEST MEMBERS



Nadia Albacha and family  
 Jeanne McDonald and family  
 Kristin Phillips  
 Aimee Lewis and family  
 Darbie Downing  
 Angela Toppa and family  
 Czeslaw and Barbara Kwidzinski



Our prayers and sympathy go out to the families of:

David Heike



### **ATTENTION RESIDENTS!**

- Register your dog or cat before bringing an animal into your home. We only allow Service Animals and they must be approved.
- Service animals, dogs or cats, must be kept on a leash not to exceed 6 feet.
- Make sure you pick up your dog's or cat's mess, whether walking your pet or cleaning up in your own yard. Pet messes must be picked up immediately.



Thank you.

### **ATTENTION RESIDENTS!**

If you have a service animal and have not registered it for the 2022 year and are not up to date with your pet's vaccinations, please do so. Not doing so will result in fines.

Thank you.



# MEMBER NEWS

## NEXT COMMODITY PICK-UP (Schedule is weather permitting)



March 10 ,2022     2pm— 6pm  
March 11, 2022     9am— 1pm

### **\*ATTENTION\***

#### **LAST MONTH'S VOLUNTEER STATS**

**VOLUNTEER HOURS: 135 HOURS    OPENED: 10 TIMES**

**# HOUSEHOLDS SERVED: 371    # OF PEOPLE: 804**

**SPECIAL EVENTS: NONE**

Residents will be allowed to walk into the garage 6 feet apart. If you are not fully vaccinated, a mask is required. All food will be passed out on a first-come, first-served basis.

Please make sure to sign up for ROBO Call to be informed!

In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, disability, and reprisal or retaliation for prior civil rights activity. (Not all prohibited bases apply to all programs.)

Any **family** who is interested in receiving food is welcome to come by the new garage any day that commodity pick up is scheduled!

**This Is Per Family Only!!** Any questions call 586-293-5150.

**FOCUS HOPE WILL BE DELIVERED ON  
WEDNESDAY, March 9, 2022 after 1p.m.**

### **ATTENTION RESIDENTS**

We are looking for volunteers to help us with commodities. Anyone interested please contact the office at 586-293-5150

\*Must be able to lift 20 lbs\*

Darlene

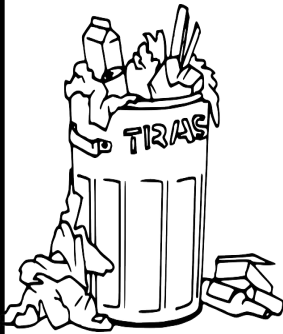
## Hanover Grove's Utility Costs for February 2022

Gas \$ 34,493.24  
Water \$38,714.94

% of change from same month in 2021  
Gas +10.6%      Water -2.8%

Please help us reduce these costs by controlling usage and calling in work orders as needed. Thank you.

## ATTENTION RESIDENTS



**PLEASE CHECK NEWSLETTER EVERY MONTH FOR GARBAGE PICK UP DATES. GARBAGE IS TO BE PUT OUT IN BLACK TRASH BAGS ONLY, EVERY SUNDAY AND THURSDAY NIGHT AT 6PM FOR PICK UP THE NEXT MORNING. PLEASE CHECK CALENDER FOR CHANGED DATES DUE TO HOLIDAYS.**



## CLOSE YOUR FRONT DOOR & WINDOWS

Leaving your front door open, even with a storm door, lets valuable heat escape. Help us to keep our utility costs down. Though you may not see a monthly bill, you are still paying for them through your carrying charges!

**Help keep carrying charges from rising! Thank you!!**

# Word Search



## St Patrick's Day

### WORD SEARCH

R	R	I	M	T	N	J	Z	M	Q	F	Z	Y	K
F	H	R	V	B	P	G	G	R	E	E	N	D	L
G	J	I	I	M	K	K	K	C	T	N	L	T	R
M	Q	S	T	R	B	R	G	H	X	O	D	Z	B
V	R	H	D	P	E	T	K	W	G	Y	R	N	T
P	Z	L	B	L	N	L	M	T	K	J	H	U	L
C	A	Z	L	I	H	K	A	C	Z	K	P	A	D
W	K	R	A	M	V	Z	U	N	W	R	A	H	Q
O	B	S	A	W	N	L	K	L	D	E	T	C	N
B	C	C	C	D	M	A	R	C	H	V	R	E	P
N	N	T	K	Z	E	L	V	Y	R	O	I	R	N
I	D	N	E	G	E	L	M	X	T	L	C	P	M
A	Y	S	H	A	M	R	O	C	K	C	K	E	Q
R	D	L	O	G	F	O	T	O	P	K	J	L	N

CLOVER  
GOLD  
GREEN  
IRELAND  
IRISH

LEGEND  
LEPRECHAUN  
LUCKY  
MARCH  
PARADE

PATRICK  
POTOFGOLD  
RAINBOW  
SAINT  
SHAMROCK



# RECIPES

## Quick Shepherd's Pie



### Ingredients

- 1 tub (24 ounces) refrigerated cheddar mashed potatoes
- 1 pound lean ground beef (90% lean)
- 1 envelope mushroom gravy mix
- 1-1/2 cups frozen mixed vegetables
- 1 cup water
- 1/8 teaspoon pepper

Prep: 10 minutes  
 Cook: 10-15 minutes  
 Total Time: 25 minutes

### Directions

1. Heat potatoes according to package directions.
2. Meanwhile, in a large skillet, cook beef over medium heat for 6-8 minutes or until no longer pink, breaking into crumbles; drain. Stir in gravy mix. Add vegetables and water; bring to boil. Reduce heat; simmer until heated through, stirring occasionally. Transfer to a 9-in. square baking pan.
3. Spread potatoes over top; sprinkle with pepper. Broil 4-6 in. from the heat for 10-15 minutes or until golden brown.



Prep: 5 minutes  
 Make: 10 minutes  
 Total Time: 15 minutes

## Leprechaun Dessert

### Ingredients

- 1 package instant vanilla pudding, prepared to package directions
- 3-6 drops green food coloring
- 1 tsp of peppermint extract (*optional*)
- 4-6 Oreo cookies per glass
- whipped cream
- rainbow sprinkles
- mini-chocolate chips



### Directions

1. Prepare your pudding & stir in your food coloring until you reached the desired shade of green and stir in your (*optional*) peppermint extract.
2. Layer in your glasses by starting with 1-2 broken Oreo cookies in the bottom. If you would like you could even substitute regular Oreos for mint Oreos!
3. Followed by a 2 tablespoons of prepared pudding.
4. Continue until you fill the glass.
5. Top with whipped cream & sprinkles/mini chocolate chips if desired.

# HAPPY ADS




**WASHER / DRYER REPAIR ON MOST MAKE AND MODELS.**

Call Dave Dressler  
(586) 791-4466

**dōTERRA®**  
Darlene Serazio-Steenholdt  
Wellness Advocate

p. 586.994.6464  
e. darlenesteenholdt@yahoo.com  
w. mydoterra.com/darlenesteenholdt



Gift of the Earth!



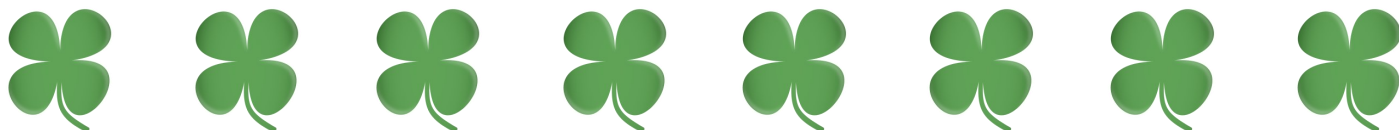
**Aprons by Pebbles**  
All homemade in a smoke and pet free environment  
**150 different aprons to choose from!**  
For women, men, and children (kid sizes– S,M,L)  
Adults: \$20, Children: \$15,  
Mommy + Me sets: \$30, Daddy + son sets: \$30  
For yourself or as a gift!  
Contact Sandy  
(586) 935-7535

A new you for a new year. Are you feeling fatigued, have joint pain or want to lose weight?  
Let me help you today for a **free** 3 day experience  
Contact Becky at  
(586) 222-4340

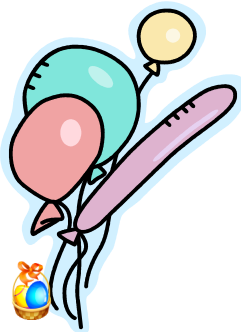
Brand new never used foldable walker with hand brakes and removable seat for up to 200 lbs. Price: \$110  
Call Stella at (586) 899-6961



**Service Offering**  
Special needs child or adult care giver 20 plus years experience w/ special needs people of all ages & abilities/disabilities.  
My home or yours, reasonable rates  
Call Renee @ 586-935-7998



If you want to put something in the newsletter, submit in writing by the 20<sup>th</sup> of each month to Emily's attention at the office or email her at: [frontdesk@hanovergrove.com](mailto:frontdesk@hanovergrove.com)



# HALL RENTAL INFO

## Having A Party?

### Rent the Banquet Hall or Lounge



BANQUET HALL	LOUNGE
Holds up to 100 people (fewer if you need a floor/room for	Holds up to 24 people Lounge Includes:
The Hall Table Com Refrigerator	Chairs Ice Maker ave
Due	00 00
<b>BALANCE</b> P	or to rent- er.
Rent Security	
Total Due Must be p	Information:
Check or money <b>NO CASH</b>	Does not rent the Hall or Lounge for Holidays or Eves

**HALL AND LOUNGE CLOSED UNTIL FURTHER NOTICE**

Your Security Deposit will be returned if the building is clean and in good condition when you leave and no rental Rules have been violated.

You **MUST** be a member of Hanover Grove Cooperative to rent the Lounge and/or the Banquet Hall. And you **MUST** be in attendance for the full duration of the rental event. **NO EXCEPTIONS!**

**Hours:** Mondays: 5:00 pm to 7:30 pm Saturdays: 10:00am to 1:00pm

**Email:** [hallrental@hanovergrove.com](mailto:hallrental@hanovergrove.com)

# March 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 Garbage out 6pm	4 Garbage pick up	5
6 Garbage out 6pm	7 Garbage pick up	8	9 Focus Hope After 1p.m.	10 Commodities 2pm-6pm Garbage out 6pm	11 Commodities 9am-1pm Garbage pick up	12
13  Garbage out 6pm	14 Garbage pick up	15	16	17  Garbage out 6pm	18 Garbage pick up	19
20  Garbage out 6pm	21 Garbage pick up	22	23	24 Garbage out 6pm	25 Garbage pick up	26
27 Garbage out 6pm	28 Garbage pick up	29	30	31 Garbage out 6pm		