

October 2022

H.G. EXPRESS
moving
forward



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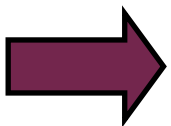
ATTENTION RESIDENTS

Alteration requests and pet requests must be received in the office no later than 5pm on Friday, October 7, 2022 to be reviewed at the Board of Directors meeting on October 13, 2022. Thank you.

NOTICE

Please see pages 2 and 3 in regards to the rules and regulations for smoke detectors and decorating for holidays.

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

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

Carla Boggs

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

Robert Konvinski

Clifford Stennerich

Grounds

Steven Crandall, Supervisor

Michael Browne

John Domanski

MANAGEMENT NEWS

Happy Autumn Everyone!!! It's my favorite time of year again when the leaves begin to change colors and the outdoor temperatures become more favorable. The crisp fall air provides for an ideal time at the cider mill with our families and one of my seasonal favorites, an evening around the fire in the backyard. Please note that fires are permitted at Hanover Grove Cooperative as long as you adhere to Hanover Grove's Rules and Regulations and follow all of the City of Fraser Ordinances...

CHAPTER 10 – FIRE PREVENTION AND PROTECTION

302.1 RECREATIONAL FIRE. *An outdoor fire burning only dry, seasoned firewood or commercially available charcoal briquettes on the ground in a prepared pit having a total fuel area of four (4) feet or less in diameter and two (2) feet or less in height for pleasure, warmth, or cooking food for human consumption. A permit is required for all recreational fires.*

307.3 LOCATION. *The location for open burning shall not be less than 50feet from any structure, other combustible appurtenances or material, public rights-of-way, and property lines, and provisions shall be made to prevent the fire from spreading within fifty (50) feet of any structure.*

Exceptions: *Fires in approved containers that are not less than 15 feet from a structure, other combustible material, public rights-of-way, and property lines.*

Additionally, all fire pits must have a cover in place during any and all burning of combustible materials.

I have also recently noticed that many of the members here have taken the time to decorate their units for Halloween. While I do appreciate the spirit and effort put into making your place look festive for the upcoming holiday, it should be noted that outdoor holiday decorations are not permitted until two (2) weeks before the holiday per Hanover Grove's Rules and Regulations which state:

110.23 *The Board of Directors will permit decorations for specific holidays such as but not limited to the following: Easter, Independence Day (July 4th), Halloween, Thanksgiving, Hanukkah, and Christmas. For all holidays with the exception of Christmas, decorations will be permitted to go up two weeks before the holiday and must be removed within two weeks following the holiday. For Christmas, decorations may be put up following the Thanksgiving holiday and must be removed within thirty (30) days following the Christmas holiday. Any holiday not specified herein may have permitted decorations if it is a generally recognized or a religious holiday and the member formally requests permission from the Cooperative to so decorate.*

Please make sure that all future holiday decorations are put up in accordance with the Rules and Regulations. Failure to comply with the Rules and Regulations may result in an Administrative Enforcement Fee being added to your account and you may be asked to remove the decorations.

-CONTINUED ON PAGE 3-

MANAGEMENT NEWS

October 2022



Moreover, during the course of the Preventative Maintenance Inspections, it was brought to management's attention that several of the Members here don't properly test and maintain their smoke detectors. Accordingly, the Hanover Grove Cooperative Board of Directors passed a Resolution at the September 2022 Board Meeting increasing the fine for an inoperable / missing smoke detector from \$50.00 to \$125.00 per smoke detector. Please understand that the fine was increased in an effort to encourage everyone to maintain their smoke detectors properly as they are a "Life Safety" device. Please make sure that you are testing all of the detectors in your unit weekly per the Manufacturer's recommendation and contacting the Maintenance Department immediately if any of the detectors don't properly alarm. Additionally, some of the detectors require regular battery replacement and I've found that it's easiest to remember to replace the batteries when you change your clocks for Daylight Savings.

That's all for this month. I hope that everyone has a safe and enjoyable Halloween!

Sincerely,

Jeffrey A. Primo, CMH

Property Manager

Hanover Grove Cooperative

ATTENTION RESIDENTS

110.22 Members are required to remove outdoor furniture and personal items from patios in front of their unit between the dates of November 1st and April 1st of each year. These may be altered by the Board of Directors if the board deems a change necessary due to weather conditions. The outside water spigots (faucets) will need to be turned off at the main shut off starting October 31st.

Thank you for your cooperation.



MANAGEMENT NEWS

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.

A WARM WELCOME TO OUR NEWEST MEMBERS



Jenifer Augugliaro
Telissa Mitchell and Family
Jackie and Attalah Alshomali

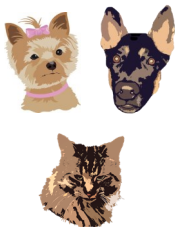


Our prayers and sympathy go out to the families of:
Sandra Wrobel



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.

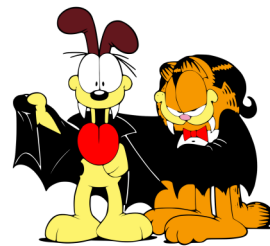


Thank you.

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.



NEXT COMMODITY PICK-UP (Schedule is weather permitting)



October 14, 2022 9am — 5pm

October 15, 2022 9am — 4pm

ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 69 HOURS OPENED: 6 TIMES

HOUSEHOLDS SERVED: 685 # OF PEOPLE: 327

SPECIAL EVENTS: NONE

All food will be passed out on a first-come, first-serve basis. Please practice social distancing.

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, OCTOBER 12, 2022**

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

Carla

Hanover Grove's Utility Costs for September 2022

Gas \$ 5,311.22
Water \$ 44,479.21

% of change from same month in 2021

Gas: -12.0% Water: +5.9%

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

ATTENTION RESIDENTS



PLEASE CHECK THE 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 DOORS & 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!

WORD SEARCH

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

AUTUMN

BATS

BOO

CANDY

COSTUMES

GHOST

HALLOWEEN

HAUNTED

JACKOLANTERN

MONSTER

MUMMY

OCTOBER

ORANGE

PUMPKIN

SKELETON

SPIDER

SPOOKY

TRICK

TREAT

VAMPIRE

RECIPES

Mummy Hot Dogs



Prep: 15 minutes

Cook Time: 15 minutes

Total Time: 30 minutes



Prep: 30 minutes

Cook Time: 15 minutes

Total: 45 minutes

Ingredients

- 8 oz crescent roll dough
- 8 hot dogs
- 2 thick slices pepper jack cheese
- Nonstick spray

Optional:

- Yellow or honey mustard, for serving
- OR
- Candy eyeballs

Directions

1. Preheat the oven to 375 degrees. Open and unroll the crescent roll sheet onto a cutting board, with the long side facing you. Cut 1/4- to 1/2-inch wide strips cross-wise (or across the short side—you need 24 strips total).
2. Cut each slice of cheese into 4 long rectangles. Wrap one piece of cheese underneath one hot dog. Start with one strip of dough and wrap it around the cheese and hot dog like a mummy bandage. Continue with two more strips, pressing the end of the last strip together with the start of a new strip. Place cheese side down on a baking sheet lined with parchment paper and spray with nonstick spray. Repeat with all of the remaining hot dogs.
3. Bake for 12 -14 minutes, until golden brown. Let cool for 5 minutes before adding two dots of mustard as eyes or candy eyes. Serve immediately.

Spider Cookies

Ingredients

- 1/2 cup unsalted butter (soft)
- 3/4 cup brown sugar
- 1 egg
- 1 tsp vanilla extract
- 1 3/4 cup plain flour (sifted)
- 1/2 tsp baking powder
- 1/2 tsp baking soda
- 1 cup milk choc. Chips
- 3/4 cup coconut flakes
- 40 Whoppers (candy)
- 1 3/4 cup dark chocolate
- 40 candy eyeballs

Directions

1. Preheat oven to 350. Line oven trays with baking paper.
2. Beat butter, sugar, egg, and vanilla in a bowl with an electric mixer until combined. Slowly stir in sifted flour, baking powder, and baking soda. Add milk, choc. Chips, and coconut flakes.
3. Place 1 tbs dollops of mixture onto the trays, each 2 inches apart. Bake cookies approx. 12-15 minutes. Allow to cool on trays.
4. Use a bit of melted dark chocolate to “glue” on two Whoppers per cookie to form the spider’s body.
5. Using a piping bag, create four lines of melted chocolate on each side of cookie to form the spider’s legs. Stick on candy eyeballs with remaining melted chocolate.

HAPPY ADS



WASHER / DRYER REPAIR ON MOST MAKE AND MODELS.

Call Dave Dressler
(586) 791-4466

Items For Sale:

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!

Fall Aprons are also available!

Contact Sandy
(586) 935-7535



If you want to put something in the newsletter, submit in writing by the 20th of each month to Emily's attention at the office or email her at: 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 a	Holds up to 24 people
The Hall Includes:	Lounge Includes:
Tables	Chairs
Com	Ice Maker
Refrigerator	Cave
Due	0
BALANCE	.00
P	.00
Rent	or to rent-
Security	er.
Total Du	
Must be p	Information:
Check or money	es not rent the Hall or
NO CASH	nge 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: 10:00 am to 1:00 pm

Email: hallrental@hanovergrove.com



October 2022



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