

February 2023

**H.G. EXPRESS**  
moving  
forward



**INSIDE THIS ISSUE**

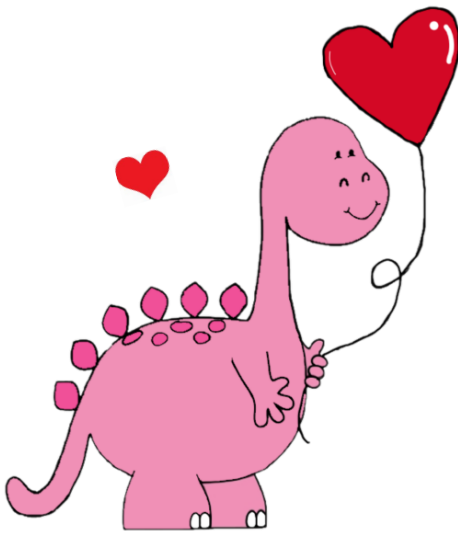
|                 |         |
|-----------------|---------|
| Management News | 2, 3, 4 |
| Member News     | 5, 6, 7 |
| Word Search     | 8       |
| Recipes         | 9       |
| Happy Ads       | 10      |
| Hall Rental     | 11      |
| Calendar        | 12      |

**ATTENTION RESIDENTS**

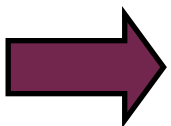
There will be an open Board Meeting on Thursday, February 16, 2023 starting at 6:30p.m. Looking forward to seeing you there! Alteration and pet requests must also be submitted by Friday, February 10, 2023. Thank you.

**NOTICE**

Please review pages 2, 3, and 4 of the Hanover Express in regards to the 2022 Property Tax Form, snow *'Rules and Regulations'*, and the Management News. Thank you!



**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**

**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 Kovinski  
Clifford Stemmerich

Grounds  
Steven Crandall, Supervisor  
Michael Browne  
John Domanski

## MANAGEMENT NEWS

I couldn't be happier to announce the re-opening of the Raymond Community Center (including both the Hall and Lounge Rental facilities). The Hall and Lounge facility reservations are available by appointment only. Please see below...

Please contact: Debbie Niedojadlo (586) 296-5464  
Monday, Wednesday, Thursday 8:30am – 5:00pm  
Tuesday 8:30am – 6:30pm  
Email: [hallrental@hanovergrove.com](mailto:hallrental@hanovergrove.com)

I am also pleased to announce that the Hanover Grove Board of Directors monthly meetings will again be held upstairs at the Community Building and are open for all members to attend. February's Board of Directors Meeting is scheduled for Thursday, February 16<sup>th</sup> at 6:30pm and I encourage you to attend.

**\*\*\*PLEASE NOTE\*\*\* We ask that if you or anybody in your home has been sick within the last 24 hours, that you refrain from entering the Community Building.**

I would also like to take this opportunity to address an important issue in our community – following the posted speed limit and stopping at all stop signs for everyone's safety. I've personally witnessed small children running out into the streets from in between vehicles and thankfully no one got hurt. Unfortunately, an incident like this can happen in an instant and result in a lifetime of consequences. So please slow down and stop completely at all of the stop signs throughout the community. We appreciate everyone's cooperation in this matter and we believe that each and every one of us can contribute to making this community a safer place to live.

Lastly, it has been a while since we've had the chance to gather together as a community and I can't think of a bigger challenge to overcome for a Cooperative. One of our founding principles is based in our ability to function better as a group and achieve greater results than any of us could accomplish individually. Over the last three years, our collective strength as a community has enabled us to endure a multitude of challenges that we've faced and still maintain an affordable, safe, and diverse community.

We the TEAM here at Hanover Grove Cooperative appreciate your patience and understanding during these difficult times. We look forward to seeing everyone's smiling faces at the Clubhouse and we welcome and encourage you to stop in and say "Hello."

# MANAGEMENT NEWS

February 2023

## 2022 PROPERTY TAX DEDUCTION WORK SHEET

For the Calendar ending December 31st, **2022** real estate taxes paid at Hanover Grove Cooperative was paid from **9.51%** of the Carrying Charges collected by the Cooperative from all members. Therefore, each member who lived during the entire year of **2022** is eligible to claim **9.51%** 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 **2022**.

|                     |                         |           |   |           |
|---------------------|-------------------------|-----------|---|-----------|
|                     | Carrying Charges *      | Times a   |   | Amount of |
|                     | You paid in <b>2022</b> | factor of |   | deduction |
| Real Estate Taxes = | \$ _____                | X .0951   | = | \$ _____  |

\*Carrying charges paid in **2022** 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 **2022**, 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>\$608.13</u>      |
| 2 BEDROOM | <u>\$7,020.00</u>             | <u>\$667.46</u>      |
| 3 BEDROOM | <u>\$7,956.00</u>             | <u>\$756.45</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>\$ 10,471</u> |
| 2 BEDROOM | <u>\$ 12,465</u> |
| 3 BEDROOM | <u>\$ 13,462</u> |



# MANAGEMENT NEWS

## IT'S THAT TIME AGAIN TO REMIND YOU ABOUT THE SNOW REMOVAL RULES

### SECTION 107 - VEHICLES, PARKING & DRIVING REGULATIONS

**107.11** During the winter months, residents must move their vehicles as necessary for snow removal by the Maintenance Department. The following schedule has been determined for snow removal from parking areas. The drivers of the trucks plowing the snow will honk their horns to notify you that they are attempting to plow your parking area.

#### **YOUR COOPERATION IS REQUIRED.**

**107.11(a)** Members living in **even** addresses (i.e., 31008, 15608, etc.) will have their parking areas plowed between 9:00 am and 12:00 NOON. All cars must be removed from the parking areas before 9:00 a.m.

**107.11(b)** Members living in **odd** addresses (i.e. 31125, 15819, etc.) will have their parking areas plowed between 1:00 pm and 5:00 pm. All cars must be removed from the parking areas before 1:00 p.m.

**107.11(c)** The only exceptions to this rule will be those areas of Darby Lane and Van Avenue that have parking on one side of the street only and the Courts that comprise the 900 blocks of Darby, Sabre, and Van. These parking areas will be plowed in the afternoon, between 1:00 pm and 5:00 pm with the odd addresses.

**107.12** Residents not moving their cars during the appropriate time periods for snow removal may have their vehicles towed away at the owner's expense and receive a \$50.00 Administrative Enforcement Fee.

**107.13** Residents or their guests having inoperable vehicles in the parking areas during snow removal will also be subject to having their vehicles towed away at the owner's expense and receive a \$50.00 Administrative Enforcement fee.

#### **ATTENTION RESIDENTS**

- **After your numbered parking spot/area is plowed and salted, please move your vehicle back to your numbered parking spot/area, thank you.**
- **If you do not have a Hanover Grove parking decal and you have not complied with the above rules, we will have no way to notify you and you will be towed away at your expense!**

## A WARM WELCOME TO OUR NEWEST MEMBERS

Brian Glodich

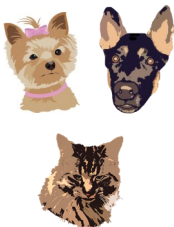


Our prayers and sympathy go out to the families of:



### **ATTENTION RESIDENTS!**

- Register your dog or cat before bringing an animal into your home. We only allow Service Animals and they must be Approved via the Board of Directors.
- 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 2023 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)



February 10, 2022      9am — 3pm

February 11, 2022      9am — 12pm

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

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

**VOLUNTEER HOURS: 61 HOURS      OPENED: 4 TIMES**

**# HOUSEHOLDS SERVED: 474      # OF PEOPLE: 218**

**SPECIAL EVENTS: NONE**

All food will be passed out on a first-come, first-serve basis.

Please make sure to sign up for One-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, FEBRUARY 15, 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 January 2023

Gas \$ 29,074.27  
Water \$ 41,079.69

% of change from same month in 2022

Gas: +6.4%      Water: +1.9%

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.**



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

# WORD SEARCH

## Valentines Day

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

Arrow

Balloons

Be Mine

Candy

Cards

Chocolate

Cupid

Date

February

Flowers

Happiness

Hearts

Hugs

Jewelry

Love

Pink

Red

Relationship

Roses

Saint

Soulmate

Sweet Heart

Teddy Bear

Valentine



## Bean Burritos



Prep: 5-10 Minutes  
Cook: 20-25 Minutes  
Total: 30 Minutes

### Ingredients

- 1 can (16 ounces) refried beans
- 1 cup salsa
- 1 cup cooked long grain rice
- 2 cups shredded cheddar cheese, divided
- 12 flour tortillas
- Shredded lettuce (optional)

### Directions

1. Preheat oven to 375°. In a large bowl, combine beans, salsa, rice, and 1 cup cheese. Spoon about 1/3 cup mixture off-center on each tortilla. Fold the sides and ends over filling and roll up.
2. Arrange burritos in a greased 13x9-inch. Baking dish. Sprinkle with remaining 1 cup cheese. Cover and bake until heated through, 20-25 minutes. If desired, top with lettuce. Enjoy!



Prep: 10 Minutes  
Make Time: 9 Minutes  
Total Time: 19 Minutes

## Red Velvet Cookies

### Ingredients

- 1/2 cup butter, slightly softened
- 3/4 cup brown sugar
- 1/4 cup granulated sugar
- 1 egg
- 1 and 1/2 cups all purpose flour
- 2 tablespoon cup cocoa powder
- 1 teaspoon baking soda
- 1/4 teaspoon salt
- 1 tablespoon milk
- 2 teaspoon vanilla extract
- 1 tablespoon red/hot pink food coloring
- 1/2 cup sugar sprinkles (red or pink)
- 18 Dove promises, dark or milk chocolate

### Directions

1. Preheat oven to 375F. Use a stand mixer fitted with the paddle attachment to beat the butter and the sugars together until creamed. Mix in the egg.
2. Separately mix together the flour, cocoa powder, baking soda, and salt. Add the dry mixture, the milk, the vanilla, and the red food coloring to the stand mixer and mix until dough forms.
3. Scoop 2 tablespoons of dough at a time and roll into a ball. Roll the ball in the granulated sugar to coat and place on an ungreased cookie sheet.
4. Bake cookies for 9 minutes. Remove from the oven and immediately press a Dove promise unto each cookie. Move the cookies to the refrigerator to keep the promises from melting.

# HAPPY ADS



WASHER / DRYER REPAIR ON MOST MAKE AND MODELS.

Call Dave Dressler  
(586) 791-4466



Kelly Cares

**Kelly McClusky**

Owner/Operator

**(248) 804-8702**

Licensed and Insured

Kellycares81@gmail.com

Business/Residential

Callkellycares.weebly.com

## 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!

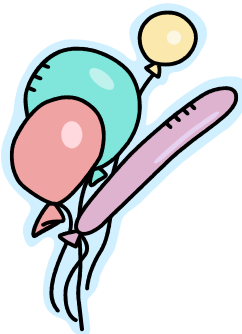
Contact Sandy

(586) 935-7535

Instagram: @apronsbypebbles



If you want to put something in the newsletter, submit your ad 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**

**Holds up to 90 people**  
(fewer if you need a dance floor/room for a D.J.)

**The Hall Includes:**

- Tables & Chairs
- Commercial Stove
- Refrigerator, Freezer, and Ice Maker
- Microwave

**Rental Fees:**

- Rental Fee: \$350.00
- Cleaning Fee: \$150.00
- Total Due: \$500.00

**Must be paid when booking your event.**

**Check or money order.  
NO CASH**

#### **LOUNGE**

**Holds up to 24 people**

**The Lounge Includes:**

- Tables & Chairs
- Refrigerator with Ice Maker
- Stove & Microwave

**Rental Fees:**

- Rental Fee: \$100.00
- Cleaning Fee: \$50.00
- Total Due: \$150.00

**Must be paid when booking your event.**

**Check or money order.  
NO CASH**

#### **For Your Information:**

**Hanover does not rent the Hall or Lounge for Holidays or Eves**

**Please call (586) 596-5464 during the business hours listed below to make reservations. Thank you.**

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, Wednesdays, Thursdays: 8:30 a.m.- 5:00 p.m.**

**Tuesdays: 8:30 a.m.- 6:30 p.m.**

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

# February 2023

| Sun             | Mon  | Tue   | Wed                                     | Thu   | Fri                                       | Sat                     |
|-----------------|--|---|---|---|---|-------------------------|
|                 |  |   | 1                                       | 2   | 3   | 4                       |
|                 |  |   |   | Garbage out 6pm                                       | Garbage pick up                           |                         |
| 5               | 6  | 7   | 8                                       | 9   | 10  | 11                      |
| Garbage out 6pm | Garbage pick up  |   |   | Garbage out 6pm                                       | Commodities<br>9am-3pm<br>Garbage pick up | Commodities<br>9am-12pm |
| 12              | 13   | 14  | 15                                      | 16  | 17  | 18                      |
| Garbage out 6pm | Garbage pick up  |  | Focus Hope<br><b>WEATHER PERMITTING</b> | OPEN BOARD MEETING<br><br>6:30p.m.<br>Garbage out 6pm | Garbage pick up                           |                         |
| 19              | 20   | 21  | 22                                      | 23  | 24  | 25                      |
| Garbage out 6pm | <br>Garbage pick up |   |   | Garbage out 6pm                                       | Garbage pick up                           |                         |
| 26              | 27   | 28  |   |   |   |                         |
| Garbage out 6pm | Garbage pick up  |   |   |   |   |                         |