

April 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

Alteration requests and pet requests must be received in the office no later than 5pm on Friday, April 14, 2023 to be reviewed at the Board of Directors meeting on, April 20, 2023.

PLEASE DO NOT DISCARD THIS NEWSLETTER:

Annual meeting and elections will be held on May 11, 2023. Voting will be at the Raymond Community Building. Please see page two for more information.



IMPORTANT NEWS

NEW RULE(S) - 108.1 AMENDMENT

108.1 Any Member/ resident found having a smoke detector that has been made inoperable through disconnection or failure to maintain active batteries, will be charged a \$100.00 Administrative Enforcement Fee regarding the Member/ resident's breach of responsibility. A repeat violation will constitute grounds for the termination of Membership and / or occupancy.

108.20 There will be no charging of electric vehicles permitted on Hanover Grove Cooperative grounds.

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

DATE: April 1, 2023
TO: All Hanover Grove Cooperative Members
RE: NOTICE OF ELECTION OF BOARD MEMBERS

Last day to submit resumes for a seat on the Board of Directors is
Tuesday, April 11, 2023 by 5:00 pm

There is (1) 3-year seat available
for the Board of Directors currently held by:

Bernice Behrend

MARK YOUR CALENDARS - PLEASE COME VOTE!

Candidates Night (if needed), Monday, May 8, 2023 @ 7:00 pm

Annual Election, Thursday, May 11, 2023 @ 7:00 pm

Polls are open from 10:00 am to 7:00 pm

Proxies will be accepted at the Community Bldg. between the
hours of 10:00 am and 7:00 pm on Thursday, May 11, 2023.

NEED TO VOTE BY PROXY:

Article IV, Section 8 of the Hanover Grove

Cooperative Bylaws

“A Member may appoint as his/her proxy a member of his/her immediate family (as defined by the Board of Directors) **or any other member as his/her proxy**. In no case, may a member cast more than one vote by proxy in addition to his/her vote. **The proxy holder must not be more than 30 days delinquent in housing charges to the Cooperative based on the books and records of the Cooperative.** Any proxy must be filed with the Secretary before the appointed time of each meeting.”

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 27th by 5 pm at the Hanover Grove Business office.

The winners will be notified at the Annual Board Meeting.

MANAGEMENT NEWS

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 2022		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>



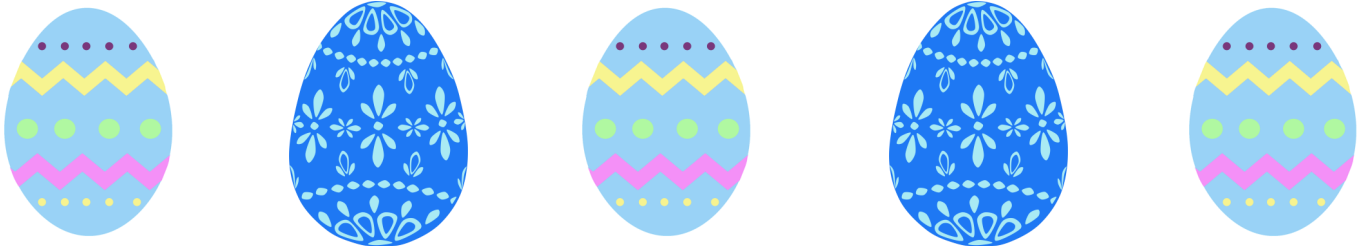
MANAGEMENT NEWS

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



Danielle West and Family
Michael and Peter Elgandy
Deanna Tipsword and Family
Cathy Dupont and Family



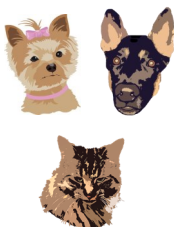
Our prayers and sympathy go out to the families of:

Lucille Krol
Katyryna Reakoff



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.



MEMBER NEWS

NEXT COMMODITY PICK-UP (Schedule is weather permitting)



April 14 , 2022 9am — 3pm

April 15 , 2022 9am— 12pm

ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 40 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 208 # OF PEOPLE: 400

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, APRIL 19, 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

MEMBER NEWS

April 2023



Hanover Grove's Utility Costs for March 2023

Gas \$ 30,672.57
Water \$ 42,238.45

% of change from same month in 2022
Gas: -4.8% Water: +2.1%

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.



WORD SEARCH

Egg-cellent Easter Wordsearch

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

dye
 hop
 egg rolling
 hot cross buns
 easter
 bunny

simnel cake
 egg hunt
 hard-boiled
 festival
 decorate
 bonnet

parade
 rabbit
 colours
 eggs
 chocolate
 basket

spring
 nest
 sunday
 easter morning
 chick

RECIPES

French Onion Broccoli Cheese Casserole



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

Ingredients

- 1 lb broccoli florets, chopped
- 1 (10.5-oz) can Cream of Mushroom soup
- 1 cup refrigerated sour cream based French Onion Dip
- 1 1/2 Cups shredded cheddar cheese
- 1 (6-oz) container French fried onions

Directions

1. Preheat oven to 350 degrees F. Lightly spray a 9x9 inch baking dish with cooking spray.
2. Combine chopped broccoli, cream of mushroom soup, French onion dip, 1 cup shredded cheddar cheese and 1/2 of the French fried onions.
3. Spread broccoli mixture into prepared pan.
4. Bake for 25 minutes. Remove from oven, top with remaining cheese and onions. Bake an additional 5 minutes
5. Enjoy!



Prep: 45 Minutes
 Chill Time: 30 Minutes
 Total Time: 1 Hour 15 Mins

Easter Egg Oreo Balls

Ingredients

- 8 Ounces Cream cheese, softened
- 19.1 ounce Oreo cookie package
- White Almond Bark
- Candy Melts, Colored
- Easter Sprinkles

Directions

1. In a food processor finely crush the Oreo cookies.
2. Place the cookie crumbs and cream cheese in a large mixing bowl and blend together with a hand mixer until combined.
3. Using a 1 1/2 tablespoon scoop, form the cookie mixture into balls and then gently shape into an egg shape.
4. Place on a parchment paper-lined sheet pan and pop in the freezer for 30 minutes, meanwhile, melt your chocolates.
5. Melt the almond bark or candy melts in a microwave-safe bowl in 30 second increments until melted and smooth.
6. Using two forks dip each egg in the chocolate and gently shake off any excess.
7. Place the egg on parchment paper and immediately sprinkle the sprinkles. Repeat. Serve. Enjoy!

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 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

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.

For Your Information:

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

Please call (586) 296-5464 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

April 2023

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	13 Garbage out 6pm	14 Commodities 9am-3pm Garbage pick up	15 Commodities 9am-12pm
16 Garbage out 6pm	17 Garbage pick up	18	19 Focus Hope WEATHER PERMITTING	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						