

March 2023

**H.G. EXPRESS**  
moving  
forward



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**PLEASE DO NOT DISCARD THIS NEWSLETTER:**

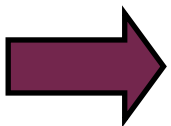
Annual meeting and elections will be held on May 11, 2023. Voting will be at the Raymond Community Building. Please see page two for more information.

**ATTENTION RESIDENTS**

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

Emily Mullins, Receptionist  
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(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: March 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 <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

## 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



Matthew & Stephanie Partin and  
Family

Elizabetha Sancen and Family

Akram Bahri and Family

Kamil Maciag



Our prayers and sympathy go out to the families of:

Darlene Lapensee



### 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 (or license for dogs), 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      9am — 3pm

March 11, 2022      9am— 12pm

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

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

**VOLUNTEER HOURS: 45 HOURS    OPENED: 4 TIMES**

**# HOUSEHOLDS SERVED: 195    # OF PEOPLE: 435**

**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, MARCH 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



# MEMBER NEWS

March 2023



## Hanover Grove's Utility Costs for February 2023

Gas \$ 30,046.37

Water \$ 42,810.53

% of change from same month in 2022

Gas: -12.9%

Water: +10.6%

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

## Springtime

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

- |         |          |        |          |           |             |           |
|---------|----------|--------|----------|-----------|-------------|-----------|
| vibrant | umbrella | tulips | sunshine | spring    | springbreak | showers   |
| seeds   | rainbow  | rain   | rabbit   | puddle    | picnic      | peeps     |
| pastels | new      | nest   | may      | march     | lily        | lilac     |
| lamb    | ladybug  | kite   | hunt     | holiday   | grass       | goodies   |
| flowers | eggs     | easter | duck     | daffodil  | crawfish    | chocolate |
| chick   | carrot   | candy  | buzzing  | butterfly | bunny       | bubble    |
| bonnet  | blossom  | bloom  | birds    | bees      | basket      | april     |





# RECIPES



## Irish Potato Bites



Prep Time: 40 Minutes  
 Cook Time: 20 Minutes  
 Total Time: 1 Hour

### Ingredients

- 20 red potatoes small, golf ball size
- ½ cup corned beef
- ¼ cup cheddar cheese shredded
- 1 tablespoon butter melted
- salt and sour cream for toppings, optional

### Directions

1. Fill a large pot with water and bring to a boil
2. Add potatoes and boil until they are “tender”, about 10 minutes.
3. Preheat oven to 400 degrees F. Once potatoes are cooked and have cooled, cut each one in half and cut a small slice off the rounded end so the potato can sit up on a flat surface.
4. Scoop out the inside of each potato half saving the potato insides in a bowl.
5. Add cheese, corned beef, and butter to the bowl with the saved potato insides and mix together until well combined. Salt the potato mixture to taste. Sprinkle some salt over the potato halves.
6. Scoop mixture into potato halves and then place them on a baking sheet lined with a silicone mat or parchment paper.
7. Place baking sheet in oven for 10 minutes.
8. Remove from oven and serve with a dollop of sour cream if desired.



Prep Time: 15 Minutes  
 Make Time: 15-20 Minutes  
 Total Time: 35 Minutes

## Pot of Gold Cupcakes

### Ingredients

- Cupcakes
- Blue Buttercream frosting ( or green!)
- White Buttercream Frosting
- Piping Bag
- Pastry tip with 1/4 to 1/2 inch opening.
- Airheads Xtremes candy
- Rolos
- Gold Coarse Shimmer Sugar

### Directions

1. Bake cupcakes via instructions on the box. Let cool and frost cupcakes with blue (or green) frosting. Pipe on fluffy white frosting with a 1/4 to 1/2 inch plain round pastry tip. Frosting needs to be stiff to help keep the candy rainbow in place. (can always substitute with marshmallows)
2. Cut Airhead Xtremes in half and place the ends into the white frosting. Add more white frosting if you want extra “clouds”. Be sure to not cut the AirHead rainbow candy too long. This will make a saggy rainbow.
3. Pipe white frosting on the bottom of a Rolos candy. Dip the frosting in gold coarse sugar.
4. Place the candy pot of gold at the end of the rainbow.
5. 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 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). Thank you!



# 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, Ice Maker,  
and 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](mailto:hallrental@hanovergrove.com)**

# March 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 9am-3pm Garbage pick up	Commodities 9am-12pm
12	13	14	15	16	17	18
 Garbage out 6pm	Garbage pick up		Focus Hope <b>WEATHER PERMITTING</b>	OPEN BOARD MEETING 6:30P.M. Garbage out 6pm	 Garbage pick up	
19	20	21	22	23	24	25
Garbage out 6pm	 Garbage pick up			Garbage out 6pm	Garbage pick up	
26	27	28	29	30	31	
Garbage out 6pm	Garbage pick up			Garbage out 6pm	Garbage pick up	