

November 2023

H.G. EXPRESS
moving
forward



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ATTENTION RESIDENTS

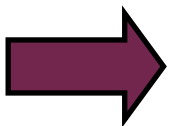
Alteration requests and pet requests must be received in the office no later than 5pm on Friday, November 10, 2023 to be reviewed at the Board of Directors meeting on November 16, 2023. Thank you.

NOTICE

BASIC MONTHLY CARRYING CHARGES HAVE INCREASED STARTING NOVEMBER 1, 2023.

ONE BEDROOM UNIT	\$545.00
TWO BEDROOM UNIT	\$600.00
THREE BEDROOM UNIT	\$680.00

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.

SEE PAGE 4 FOR SENIOR MOVIE NIGHT DETAILS

OPEN BOARD MEETING- NOVEMBER 16TH AT 2:00 P.M.

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
Ilham Manjo, Maintenance Coordinator
maintenance@hanovergrove.com

Maintenance Technicians
Troy Folgman
David Sullivan
Shannon Greshan
Todd Mitchell
Robert Konvinski
Clifford Stemmerich

Grounds
Steven Crandall, Supervisor
Michael Browne
John Domanski
Ryan Cornman

Management News

I hope that everybody is enjoying the incredible autumn colors and the fair weather that we've had. I've noticed that several members have taken this opportunity to decorate the front of their units for Halloween and I have to say that I am impressed... and a little frightened too! I think that the decorations look great and will add to the ambiance here in the community while the children are Trick-or-Treating. Please remember that we are encouraging members to pass out candy from their units in between the hours of 5:00pm and 7:00pm. Please turn on your front porch light if you are planning on passing out candy as this will help the children identify which units are participating in the Trick-or-Treat.

Additionally, I would like to remind everyone that "Basic" monthly carrying charges are increasing effective November 1, 2023. The new monthly carrying charges are as follows...

One Bedroom Unit - \$545.00
Two Bedroom Unit - \$600.00
Three Bedroom Unit -\$680.00

Please remember that carrying charge payments are due on the first of each month with a ten day grace period for payments that are made after the first of the month. You can bring your payment into the business office during regular business hours or you can simply leave the payment in a clearly marked envelope in the Carrying Charge Drop Box located at the front of the Raymond Community Building. Alternatively, you can also choose to make your payment electronically with our "PayLease" system. If you haven't used this payment method before, please stop into the Business Office during regular business hours so that we can explain how the system works and provide you with an informational flyer. Please note that any payments not received on or before the tenth (10th) of each month will result in a Late Fee being accessed to your account. The Late Fees at Hanover Grove are of an escalating nature... the first Late Fee is in the amount of \$25.00. The second Late Fee within a twelve month period is \$50.00. A third Late Fee within a twelve month period will result in a \$100.00 charge being added to your account and you will receive an invitation to join the Board of Directors at their next monthly meeting.

Lastly, I would like to take this opportunity to remind everyone to familiarize themselves with the rules and regulations regarding snow removal here at Hanover Grove. As we move into the cold weather months, it is imperative that members fully understand the consequences of not following the snow removal rules. Please make sure that all of your vehicles are registered with the front office. This will assist us in contacting you (prior to calling a tow truck) if your vehicle hasn't been moved in accordance with the rules. Additionally, please ensure that your vehicle is moved prior to the time listed in the Rules and Regulations for snow removal. Failure to move your vehicle in a timely manner may result in an Administrative Enforcement Fee being levied to your account.

That's all for this month. I hope that everyone has the chance to celebrate the Thanksgiving Holiday with friends and family and GO LIONS!!!

Sincerely,

Jeffrey A. Primo, RCM, CMH

Property Manager – Hanover Grove Cooperative

MANAGEMENT NEWS

ATTENTION RESIDENTS

If you have occupants in your unit that are not registered with Hanover Grove, please visit the office and get the correct paperwork to register them. Not doing so could result in fines due to unregistered occupants.

Thank you.

HAPPY THANKSGIVING

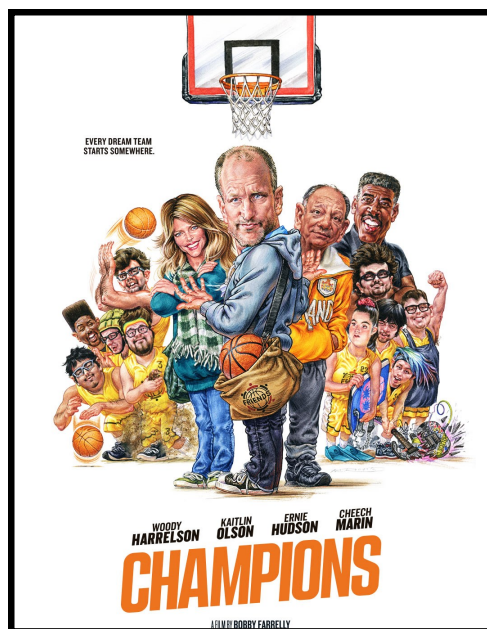


As a friendly reminder, please do not feed the animals (squirrels, birds, rabbits, etc...) around Hanover Grove. This could bring in other unwanted rodents and is against Hanover Grove policy.

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

SENIOR MOVIE NIGHT

CHAMPIONS (2023)



Storyline:

Woody Harrelson stars in the hilarious and heartwarming story of a basketball coach who is ordered by the court to manage a team of players with intellectual disabilities.

Rated: PG-13

Genre: Comedy, Drama, Sports

Length: 2h 5m

Starring: Woody Harrelson, Kaitlin Olson, Cheech Marin, Madison Tevlin, and more!

REFRESHMENTS WILL BE AVAILABLE



NOVEMBER 21ST 2023

Doors open at 5:30 pm

Movie starts promptly at 6:00 pm

Anyone 50 years and older is welcome. No children.

Thank you.



MEMBER NEWS

A WARM WELCOME TO OUR
NEWEST MEMBERS



Charmaine McAtee



Our prayers and sympathy go out to the families of:
Mohamad Albacha



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.

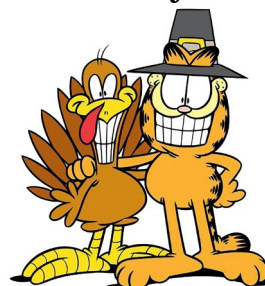


Thank you.

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

November 2023

NEXT COMMODITY PICK-UP (Schedule is weather permitting)

November 10 , 2023 - Watch out for ONE CALL for the times

November 11 , 2023 - Watch out for ONE CALL for the times



ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 28 HOURS OPENED: 5 TIMES

HOUSEHOLDS SERVED: 270 # OF PEOPLE: 583

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, NOVEMBER 15, 2023**

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

November 2023



Hanover Grove's Utility Costs for October 2023

Gas \$ 7,610.93
Water \$ 56,330.35

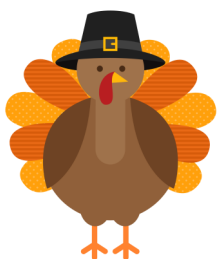
% of change from same month in 2022
Gas: +18.9% Water: +30.5%

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 AND RECYCLABLE 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. RECYCLABLES ARE PICKED UP ON MONDAYS. PLEASE CHECK CALENDER FOR CHANGED DATES DUE TO HOLIDAYS.

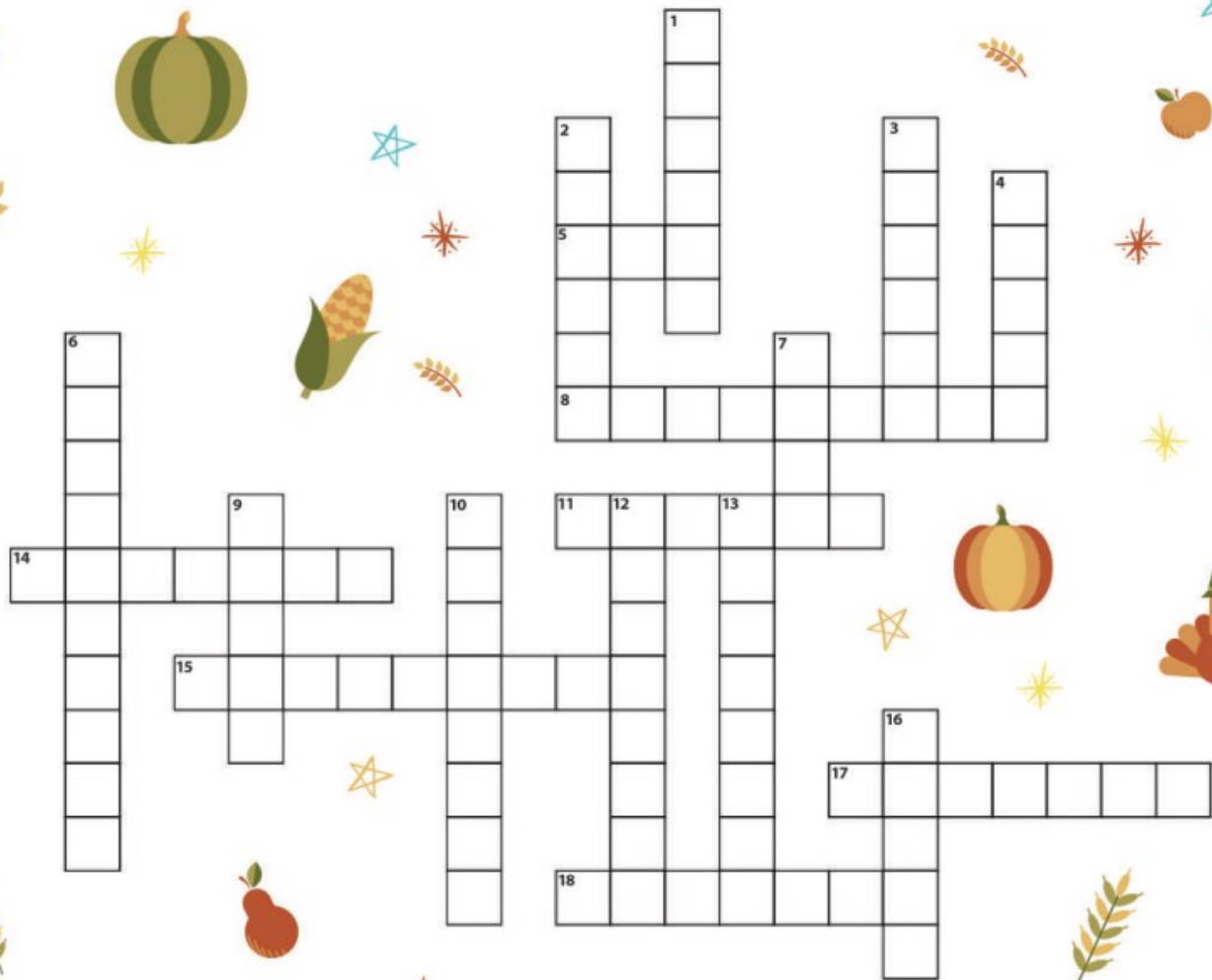


WORD SEARCH

November 2023

Thanksgiving Crossword

Solve the clues and fill in the boxes



ACROSS

5. Used to express pleasure at eating
8. Something, especially food, remaining after the rest has been used
11. The seed-bearing part of a plant
14. The feeling or expression of reverence and adoration for a deity
15. An assembly or meeting, especially one held for a specific purpose
17. Feel or show great joy or delight
18. A person with whom one has a bond of mutual affection

DOWN

1. The season after summer and before winter
2. Feeling, expressing, or causing great pleasure and happiness
3. A long journey involving travel by sea or in space
4. The name of the man who Christians believe was the son of God
6. Friendly association, especially with people who share one's interests
7. Strong affection for another arising out of kinship or personal ties
9. The grain of which is ground to make flour for bread, pasta, pastry, etc
10. An alcoholic drink taken before a meal to stimulate the appetite
12. The action or sound of laughing
13. A forked bone (the furcula) between the neck and breast of a bird
16. A large meal, typically a celebratory one

Word Bank:

Flower, rejoice, Jesus, Autumn, Voyage, Joyful, Friends, Laughter, Wheat, Fellowship, Worship, Gathering, Feast, Aperitif, Leftovers, Yum, Wishbone, Love

Salted Caramel Rice Krispies



Prep: 15 Minutes
Cook: 5 Minutes
Total: 20 Minutes

Ingredients

- 3 tablespoons butter
- 4 cups mini marshmallows
- 6 cups rice krispies cereal
- 20 caramels unwrapped
- 1 1/2 tablespoons heavy cream
- coarse salt

Directions

1. Spray a 13 x 9 x 2 inch pan with cooking spray and set aside
2. In a large saucepan melt butter over low heat. Add marshmallows and stir until completely melted. Remove from heat.
3. Add Rice Krispies cereal. Stir until well coated. Using buttered fingers, spatula, or wax paper evenly press mixture into prepared dish. Set aside.
4. In small bowl, microwave caramels and cream until thoroughly melted and smooth. Cut into squares and drizzle with caramel and sprinkle with salt.
5. Enjoy!



Prep: 10 Minutes
Bake Time: 35 Minutes
Total Time: 45 Minutes

Sweet Potato Casserole

Ingredients

- 29 ounces sweet potatoes drained (or 3 1/2 cups cooked and mashed sweet potatoes)
- 1/4 cup milk
- 1/4 cup brown sugar
- 3 tablespoons butter melted
- 1 egg
- 1 teaspoon vanilla

- 1/2 teaspoon salt

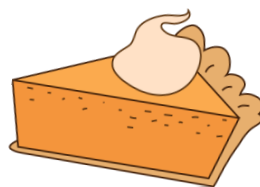
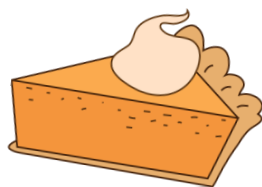
Topping

- 1/2 cup brown sugar
- 1/2 cup pecans chopped
- 1/2 cup shredded coconut
- 3 tablespoons flour
- 3 tablespoons butter melted

Directions

1. Preheat oven to 350 degrees. In a large bowl or mixer, combine sweet potatoes, milk, brown sugar, melted butter. Beat ingredients with a hand mixer (or in mixer) until the sweet potatoes are light and fluffy.
2. Transfer sweet potatoes mixture into a greased 9x9 inch baking pan.
3. Stir all of the topping ingredients together in a small bowl.
4. Sprinkle the topping evenly over the sweet potatoes.
5. Bake uncovered for 35 minutes.

HAPPY ADS



WASHER / DRYER REPAIR ON MOST MAKE AND MODELS.

Call Dave Dressler

(586) 791-4466

Items For Sale:



Aimee Lewis
Scentsy Independent Consultant

Phone: (734) 469-0349

Webpage: <https://lewismakescents.scentsy.us>

- Warmers
- Nightlights
- Diffusers
- Scented Stuffed Animals
- Car Scents
- Cleaning/Laundry products
- ◇ Host a Party
- ◇ I'm Hiring!



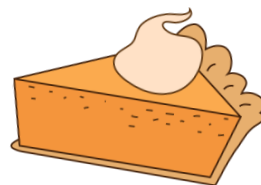
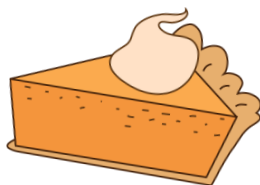
For Sale:

Regular Walker: \$10.00

Companion Chair: \$20.00

Rollator: \$25.00

Call Glynn at (586) 822-3007



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



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

For Your Information:

Hanover does not rent the Hall 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 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

November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
				Garbage out 6pm	Garbage pick up	
5  Garbage out 6pm	6 Garbage pick up	7	8	9 Garbage out 6pm	10 Commodities Watch out for the ONE CALL for times! Garbage pick up	11 VETERANS DAY Commodities Watch out for the ONE CALL for times!
12 Garbage out 6pm	13 Garbage pick up	14	15 Focus Hope WEATHER PERMITTING	16 OPEN BOARD MEETING 2:00 P.M. Garbage out 6pm	17 Garbage pick up	18
19 Garbage out 6pm	20 Garbage pick up	21 SENIOR MOVIE NIGHT DOORS OPEN AT 5:30P.M.	22	23  Garbage out 6pm	24 GUTTER CLEANING (WEATHER PERMITTING) Garbage out 6pm	25 Garbage pick up
26 Garbage out 6pm	27 Garbage pick up	28	29	30 Garbage out 6pm		