

October 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, October 13, 2023 to be reviewed at the Board of Directors meeting on Thursday, October 19, 2023.
Thank you.

NOTICE

Trick or Treating door to door on Halloween night in the complex will be from 5:00p.m. until 7:00p.m.
Thank you.



IMPORTANT NEWS

ON ANGEL'S / DEVIL'S NIGHT (OCTOBER 30, 2023.) ALL CHILDREN 17 AND UNDER, MUST OBSERVE THE 8:00 PM CURFEW, UNLESS ACCOMPANIED BY AN ADULT.

SEE PAGE 4 FOR SENIOR MOVIE NIGHT DETAILS

OPEN BOARD MEETING- OCTOBER 19TH AT 1:00 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

Wilesa 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
Randy Dockery
Robert Konvinski
Clifford Stemmerich

Grounds

Steven Crandall, Supervisor
Michael Browne
John Domanski
Ryan Cornman

MANAGEMENT NEWS

It's my favorite time of year again when the leaves begin to change and the evening air temps provide for "good sleeping weather." Happy Autumn Everyone!

I'm pleased to announce that the Hanover Grove Board of Directors has extended the timeframes for decorating for Halloween. Decorations for Halloween may be put out beginning the 1st of October and can remain in place for the month of October. However, you must ensure that the Halloween decorations are removed no later than November 3rd.

I would also like to mention that the Board of Directors and Management here have decided to forego the Trunk-or-Treat that we have been hosting for the past couple of years. Alternatively, we are encouraging the resident population here to participate in Halloween in a more traditional way... we would love to see porch lights on between the hours of 5:00 and 7:00pm on Halloween night so that the children of our complex can Trick-or-Treat in their own community.

I also want to take a moment to let everyone know that we have changed the time that the monthly Open Board Meetings will be held. This month's Open Meeting is scheduled for 1:00pm on Thursday, October 19th at the Raymond Community Building on Sabre Lane. Our plan is to continue hosting Open Meetings at 1:00pm on the third Thursday of each month in the hopes that more residents can join us.

Lastly, it's that time of year when we go to cider mills and gather around bonfires to enjoy the crisp fall air. 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 which state:

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 50 feet 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.

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

MANAGEMENT NEWS

An Open Letter Regarding Marijuana Usage at Hanover Grove

Dear Members:

If you are not aware, Hanover Grove Cooperative was constructed pursuant to a housing program initiated by Congress. As a result, the Cooperative entered into agreements which required it to be governed by the Department of Housing and Urban Development (HUD). This agreement required the Cooperative to adhere to regulations of the Federal Government as it relates to housing.

One of the primary directives from HUD is that the **Cooperative must remain drug free, which includes all illegal drugs, including marijuana.** When the Cooperative adopted its Rules and Regulations and Occupancy Agreement it included prohibitions against such drug use.

Therefore, by the Cooperative documents and Federal Law, members of Hanover Grove Cooperative are forbidden from the use of any illicit drug as defined by Federal Law. Further, the Rules and Regulations and your Occupancy Agreement requires that the Cooperative provide each member peaceful enjoyment of their townhome.

Each member must refrain from actions which deny other members peaceable enjoyment of their townhome. Loud noises such as blaring TV's or sound systems, late night parties, and vacuuming after 10:00 p.m. are examples of denying your right to peaceable enjoyment. Smoking marijuana is another example because of the strong smell which permeates through the walls and subjects your neighbors and their children to this nuisance denying them peaceable enjoyment.

Recently, the State of Michigan enacted a series of new laws which modify the use and enable restrictions on the use of marijuana. A section of that law, MCL 333.26427(c)(3) states that the owner (Cooperative) can prevent the smoking or cultivation of marijuana. Therefore, despite the fact that you may have a medical marijuana card authorizing the use, you are prohibited from smoking marijuana at the Cooperative for the two reasons set forth: 1) restriction imposed by HUD regarding illicit drugs as defined by Federal Law, and 2) the State law prohibiting its use in a multi-family environment.

Although the Cooperative cannot endorse the use of medical marijuana due to Federal law, for those who have the medical need for its use, there are many other products available that will not adversely affect your neighbors.

This letter should serve as notice that the Cooperative will aggressively enforce the restriction of the use of illicit drugs, including smoking marijuana in any form. Such use may result in the possible loss of your membership and eviction.

Sincerely,

Hanover Grove Management

ATTENTION RESIDENTS!

As a reminder, Carrying charges will be increasing starting November 1, 2023.

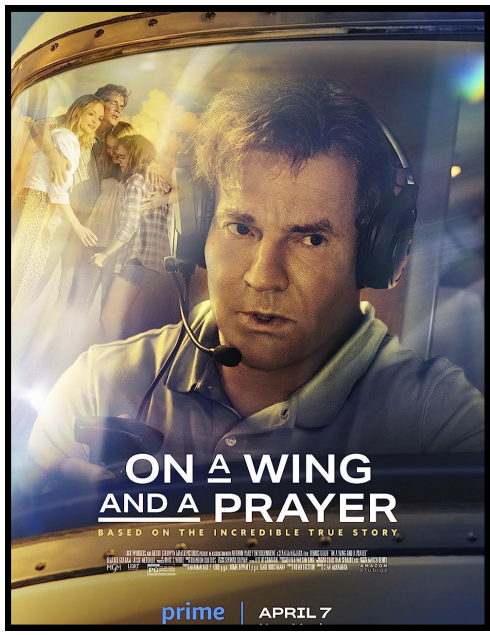


1 Bedroom	\$545.00
2 Bedroom	\$600.00
3 Bedroom	\$680.00



SENIOR MOVIE NIGHT

ON A WING AND A PRAYER (2023)




Storyline:
Passenger Doug White is forced to land a plane to safety and save his family on board after a small-town pilot mysteriously dies during flight.

Rated: PG
Genre: Drama
Length: 1h 42m

Starring: Dennis Quaid, Heather Graham, Jesse Metcalfe, Jessi Case, and more!

WEAR YOUR FAVORITE HALLOWEEN SHIRT

REFRESHMENTS WILL BE AVAILABLE




OCTOBER 17TH 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.



A WARM WELCOME TO OUR NEWEST MEMBERS

Welcome

Crystal Bodek

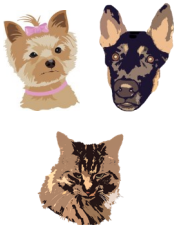
Welcome

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)



October 12, 2023 Watch out for ONE CALL with the times

October 13, 2023 Watch out for ONE CALL with the times

ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 25 HOURS OPENED: 5 TIMES

HOUSEHOLDS SERVED: 202 # OF PEOPLE: 476



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, OCTOBER 18, 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

October 2023



Hanover Grove's Utility Costs for September 2023

Gas \$ 8,478.47
Water \$ 42,789.95

% of change from same month in 2022
Gas: +59.6% Water: -3.8%

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. RECYCLING IS PICKED UP ON MONDAYS. PLEASE CHECK CALENDER FOR CHANGED DATES DUE TO HOLIDAYS.



WORD SEARCH

Halloween FIND THE WORD

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

- | | | | |
|----------|----------|--------------|-------|
| OCTOBER | SKELETON | DARK | BAT |
| CANDY | COSTUME | GOBLIN | MUMMY |
| CAULDRON | OWL | ZOMBIE | BONE |
| SPIDER | GHOST | MONSTER | DEMON |
| WITCH | SPOOKY | FRANKENSTEIN | TOMB |



Mummy Jalapeno Poppers



Prep: 10 Minutes
Cook: 18 Minutes
Total: 28 Minutes

Ingredients

- 6 jalapenos
- 8 ounces cream cheese, softened
- 1/4 cup bacon baked until crispy and crumbled
- 12 black olives
- 1 refrigerated package crescent rolls

Directions

1. Preheat oven to 350 degrees. Line baking sheet with parchment paper.
2. Remove stem, slice jalapenos in half lengthwise. Remove seeds.
3. In a small bowl, combine softened cream cheese and bacon pieces. Fill each jalapeno half with cream cheese mixture
4. Place two olives towards the top of the jalapenos to make the eyeballs.
5. Separate the crescent rolls into 4 parts. Press down on the perforation to make each one a solid sheet. Using a pizza cutter, slice each of the 4 sections into 9 thin strips.
6. Wrap each jalapeno with 3 strips of crescent roll, going from the top to bottom, then back down.
7. Place the wrapped jalapeno onto the baking sheet and bake for 18-20 minutes.
8. Enjoy!



Prep: 10 Minutes
Make Time: 15 Minutes
Total Time: 25 Minutes

Monster Cookies

Ingredients

- 1 box white cake mix
- 3 eggs
- 1/2 cup vegetable oil
- food coloring
- candy eyeballs

Directions

1. Preheat the oven to 325 degrees F and line a baking sheet with parchment paper.
2. Whisk the eggs and vegetable oil together. If you're using any additional flavorings like vanilla extract (see other ideas in notes and above), add those in now.
3. Add the cake mix and whisk until fully combined.
4. Divide the batter into three bowls and add a few drops of food coloring to each. Stir to combine. Scoop 1-2 tbsp. sized cookie dough balls onto the baking sheet ensuring there is enough space between each cookie ball.
5. Bake for 10-12 minutes or until the edges are just starting to brown.
6. Press the candy eyeballs into the warm cookies and allow too cool.

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!




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



October 2023



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Garbage out 6pm	2 Garbage pick up	3	4	5 Garbage out 6pm	6 Garbage pick up	7
8 Garbage out 6pm	9 Garbage pick up	10	11	12 Garbage out 6pm	13 Commodities Watch out for the ONE CALL for times! Garbage pick up	14 Commodities Watch out for the ONE CALL for times!
15 Garbage out 6pm	16 Garbage pick up	17 SENIOR MOVIE NIGHT DOORS OPEN AT 5:30P.M.	18 Focus Hope WEATHER PERMITTING	19 OPEN BOARD MEETING 1:00 P.M. Garbage out 6pm	20 Garbage pick up	21
22 Garbage out 6pm	23 Garbage pick up	24	25	26 Garbage out 6pm	27 Garbage pick up	28
29 Garbage out 6pm	30 Garbage pick up	31  Trick or Treating 5p.m.—7p.m.				