

December 2023

H.G. EXPRESS
moving forward



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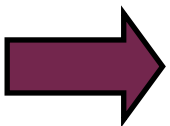
ATTENTION RESIDENTS

THERE WILL BE NO OPEN BOARD MEETING OR SENIOR MOVIE NIGHT IN THE MONTH OF DECEMBER. THE HANOVER BOARD AND STAFF WISH YOU A SAFE AND HAPPY HOLIDAYS! THANK YOU.

ATTENTION RESIDENTS

PLEASE SEE PAGE 4 IN REGARDS TO THE SNOW REMOVAL RULES AND REGULATIONS. THANK YOU.

IMPORTANT NEWS



Installation/alterations and pet requests must be in by December 8, 2023 for the closed Board Meeting on December 14, 2023.

Thank you.

NO SENIOR MOVIES UNTIL JANUARY

NO OPEN MEETINGS UNTIL JANUARY

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 Kovinski
Clifford Stemmerich

Grounds
Steven Crandall, Supervisor
Michael Browne
John Domanski
Ryan Cornman

MANAGEMENT NEWS

I hope that everyone enjoyed their Thanksgiving and had a chance to spend some time with family and friends. It's that time of year again and the holidays are just around the corner...

I am happy to announce that Santa himself will be coming to Hanover Grove Cooperative this month. He is scheduled to be here on Sunday, December 3rd at 5:00pm for a short parade throughout the community followed by pictures with Santa in Arbor Court. We are hopeful that the families with children here take advantage of this opportunity as December is a very busy month for Santa and he has made special arrangements to spend some time with us.

Additionally, this is the time of year when we typically have invited guests join us for some holiday festivities. Please make sure that all of your guests understand our parking and snow removal rules and regulations. Numbered parking spots are exclusively for the member whose address ends in said number and vehicles must be moved in accordance with the rules when we have two inches of snow or more. This is also a good time to remind everyone that parking with your vehicle hanging over the sidewalk creates an unnecessary obstacle for the staff who are working on clearing the sidewalks and may result in an Administrative Enforcement Fee being added to your account.

I would also like to take a minute to thank everyone who has taken the time to decorate their unit for the holidays. It's great to see the holiday spirit as we drive through the complex and it certainly demonstrates our community's passion for celebrating the Christmas season.

Lastly, I would like to take this opportunity to quote from a poem written by Jenny Maryl...

"Let there be kindness at Christmas, for one and all, let others know that the Dove of Peace has come to call. Let others see that with you, Christmas can be kind. Leave spoonfuls of joyfulness for others to find."

I hope that you and your family have a blessed Christmas and that your kindness shines brightly this holiday season!

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

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.

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

If you do not have a Hanover Grove parking decal in your rear window 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

Caryn Petroff



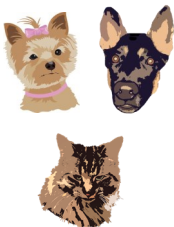
Our prayers and sympathy go out to the families of:

Louis Osabka



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)



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

December 20, 2023 Watch out for ONE CALL with the times

ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 30 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 263 # OF PEOPLE: 532

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, DECEMBER 20, 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

December 2023



Hanover Grove's Utility Costs for November 2023

Gas \$ 13,979.99
Water \$ 42,863.15

% of change from same month in 2022

Gas: +15.8% Water: +4.4%

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



Christmas Word Scramble

- lelbs 1- _____
- isentpiota 2- _____
- cleand 3- _____
- gigabrndeer 4- _____
- tewhar 5- _____
- scralo 6- _____
- edinerer 7- _____
- gostinck 8- _____
- esokoci 9- _____
- gngego 10- _____
- gliseh 11- _____
- leves 12- _____
- tenessrp 13- _____
- dranlag 14- _____
- sottlemie 15- _____
- fitg 16- _____
- yalohid 17- _____
- legan 18- _____
- leno 19- _____
- stranemon 20- _____
- credembe 21- _____
- womanns 22- _____
- dancy enca 23- _____
- sliten 24- _____
- eylu 25- _____



RECIPES

December 2023



Snowman Cheeseball



Prep: 5-10 Minutes
Cook: 20-25 Minutes
Total: 30-35 Minutes



Prep: 25 Minutes
Make Time: 12 Minutes
Total Time: 37 Minutes

Ingredients

- 2 8 oz blocks of cream cheese at room temperature
- 3 1/2 cups shredded sharp cheddar cheese at room temperature
- 1 oz package ranch seasoning mix
- 1 1/2 cups finely shredded jack cheese
- 1 baby carrot
- Whole peppercorns

Directions

1. Let cream cheese and shredded cheddar come to room temp. In the stand mixer fitted with paddle attachment, combine cream cheese, shredded cheddar cheese, and ranch dressing mix.
2. Divide cheese mixture and form one smaller cheese ball and one larger cheese ball. Transfer cheese mixes to two separate sheets of plastic wrap. Refrigerate for at least 4 hours, or overnight. (Can be made to serve several days ahead.)
3. Right before serving, press shredded cheese onto cheeseball. Place on a serving plate and place the smaller cheese ball on top of the larger cheese ball. Slice the tip off a baby carrot and press into cheeseball to make the nose. Use whole peppercorns for mouth, eyes, and buttons. Serve with crackers.
4. Enjoy!

Candy Cane Cookies

Ingredients

- 1 box sugar cookie mix
- 1/2 stick butter, melted
- 1 egg
- 1/3 cup softened cream cheese
- 1/2 cup all-purpose flour, plus additional for surface
- Red food coloring
- 1 1/2 teaspoons peppermint extract

Directions

1. Preheat oven to 325 degrees F.
2. In a bowl, combine sugar cookie mix, melted butter, egg, cream cheese, and flour; mix together to form dough. Separate dough into 2 equal portions and place in 2 different bowls. Add red food coloring gradually to 1 bowl of dough, kneading together until desired shade of red is created. To second bowl of uncolored dough, add peppermint extract and knead together. On a floured work surface, shape each dough into balls and then roll each ball into 1/4-inch-wide ropes, each about 6 inches long. For each cookie, carefully twist some of the red and white ropes of dough together and shape into a candy cane. Spread candy canes out on cookie sheets and bake on the top shelf of the oven for about 10 to 12 minutes. Transfer to a rack to cool before serving.

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

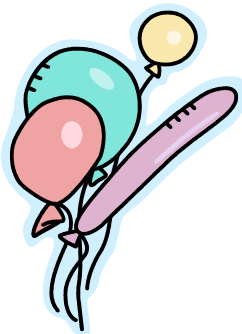
Call Glynn at (586) 822-3007

Anyone in need of a walker(s)

Contact Rich at (586) 242-3346



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



December 2023



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3  Santa Visit 5p.m. Arbor Court Garbage out 6pm	4 Garbage pick up	5	6	7 Garbage out 6pm	8 Garbage pick up	9
10 Garbage out 6pm	11 Garbage pick up	12	13 Commodities Watch out for the ONE CALL for times!	14 Garbage out 6pm	15 Garbage pick up	16
17 Garbage out 6pm	18 Garbage pick up	19	20 Commodities ONE CALL for times! Focus Hope WEATHER PERMITTING	21  First Day of Winter Garbage out 6pm	22 Garbage pick up	23
24	25  Garbage out 6pm	26 Garbage pick up	27	28	29 Garbage out 6pm	30 Garbage pick up
31 	1 Garbage out 6pm					