

January 2025

H.G. EXPRESS
moving
forward



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ATTENTION RESIDENTS

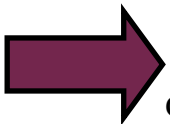
Please **do not** flush any kind of wipes in the toilet, it creates clogged drains and is **not allowed**. Please see page three (3) in regards to the snow removal rules and regulations. Thank you!

ATTENTION RESIDENTS

Alteration requests and pet requests must be received in the office no later than 5pm on Friday, January 10, 2025 to be reviewed at the Board of Directors meeting on January 16, 2025.
Thank you.



IMPORTANT NEWS



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.

NO SENIOR MOVIE NIGHT UNTIL FURTHER NOTICE

OPEN BOARD MEETING– JANUARY 16TH AT 2P.M.

VISIT US AT HANOVERGROVE.COM

MANAGEMENT NEWS

BOARD OF DIRECTORS

Gary Niedojadlo, President
gniedojadlo@hanovergrove.com

JoAnn Poznanski, 1st VP
joannpoznanski@yahoo.com

Patricia Kempf, Treasurer
pkempf53@gmail.com

Bernice Behrend, Secretary
bernice_behrend@yahoo.com

COMMITTEES & CHAIRPERSONS
Glynn Thompson—Grounds

COMMODITIES
Sharon Maniaci

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
Robert Konvinski
Clifford Stemmerich
Robert Pettry

Grounds
Steven Crandall, Supervisor
Michael Browne
Ryan Cornman
Aidan Stemmerich

MANAGEMENT NEWS

I hope that everyone had a great Christmas and enjoyed the time celebrating with friends and family. Here at Hanover Grove, the winter weather has finally arrived and the snow season is certainly upon us. Our policy is when we have an accumulation of snow that is at least two (2”) inches of snow, vehicles must be moved in accordance with the Rules and regulations which state:

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 a.m. 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 p.m. and 5:00 p.m. 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 that have parking on one side of the street only and the 900 blocks of Darby Lane, Sabre Lane, and Van Avenue. These parking areas will be plowed in the afternoon, between 1:00 p.m. and 5:00 p.m. with the odd addresses.

I also want to take a minute to remind everyone to make sure that your vehicle is not overhanging the sidewalk(s) as this creates an unsafe obstacle for the crew removing the snow. If you aren't already signed up for our "One Call Now" program, I recommend that you do in order to receive timely notifications about the snow removal here at Hanover Grove.

Lastly, I'd like to take a moment to share some inspirational quotes for the upcoming New Year with everyone...

“Although no one can go back and make a brand new start, anyone can start from now and make a brand new ending.” – Carl Bard

“Learn from yesterday, live for today, hope for tomorrow.” – Albert Einstein

“The best way to predict the future is to create it.” – Abraham Lincoln

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.

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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!



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

A WARM WELCOME TO OUR NEWEST MEMBERS

Gertrude Manly



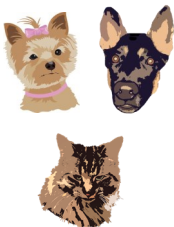
Our prayers and sympathy go out to the families of:

David Wilson



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!

The 2025 Service Animal Registrations have been sent out for the 2025 year. Please do your part in filling it out and returning it to the office.

Note: the Registration is separate to the vaccinations and licenses and needs to be filled out every year.

Thank you for your cooperation!

MEMBER NEWS

NEXT COMMODITY PICK-UP

(Thursday) January 9th– 8:30a.m. until 4:30p.m.

(Friday) January 10th– 8:30a.m. until 2:30p.m.

(Thursday) January 23rd– 8:30a.m. until 4:30p.m.

(Friday) January 24th– 8:30a.m. 2:30p.m.

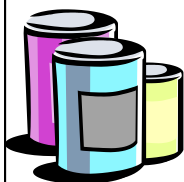
ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 128 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 262 # OF PEOPLE: 574

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, JANUARY 15, 2025

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 30 lbs

Commodities

MEMBER NEWS

January 2025



Hanover Grove's Utility Costs for December 2024

Gas \$ 16,610.62
Water \$ 37,113.77

% of change from same month in 2023
Gas: -30.2% Water: -12.6%

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 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 PICK UP IS MONDAYS. PLEASE CHECK CALENDER FOR CHANGED DATES DUE TO HOLIDAYS.



WORD SEARCH

WINTER

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

- | | | | |
|--------|-------|-------|---------|
| boots | hat | plow | slip |
| coat | ice | scarf | snow |
| cold | melt | skate | snowman |
| forts | mitts | ski | socks |
| frozen | play | sled | winter |



RECIPES

Reindeer Cookies



Prep: 30 Minutes

Cook: 30 Minutes

Total: 1 Hour



Prep: 15 Mins

Cook: 20 Mins

Total: 30 Mins

Ingredients

- 24 peanut butter sandwich cookies
- 2 cups melted milk chocolate
- 1 TBS crisco
- 12 stick pretzels snapped in half
- 24 mini pretzels
- 24 red circular candies , I used M&Ms
- 24 eye candies
 - Parchement paper for laying the cookies

Directions

1. Add Crisco to the bowl of melted chocolate and stir until well combined; set aside.
2. Dip each cookie into the melted chocolate (I just used a fork) and place on parchment paper.
3. Dip the bottom of the mini pretzel in chocolate and stick on the top as the antlers. Dip the tips of the straight pretzels into the chocolate and stick those against the "body".
4. Dab a tiny bit of chocolate on the red candy and place it on the nose. Set eye candy on the top of the head.
5. Repeat for all cookies.
6. Allow at least 30 minutes to dry— longer the better. Enjoy!

Mushroom and Beef Stroganoff

Ingredients

- 8 oz wide egg noodles
- 1 lb sirloin steak cut into 1/2" cubes
- 3 tbsp flour divided
- 1/2 tsp kosher salt
- 1/2 tsp black pepper
- 2 tbsp extra virgin olive oil
- 2 tbsp butter
- 1 small white onion diced
- 8 oz baby bella mushrooms
- 2 cloves garlic minced
- 1 1/2 cups beef stock
- 1 tbsp Worcestershire sauce
- 1 tbsp dijon mustard
- 1 sprig fresh thyme
- 1/3 cup sour cream

Directions

1. Bring a large pot of salted water to boil. Cook egg noodles according to package instructions. Drain, rinse, and set aside.
2. Season steak cubes with salt and pepper. Toss with 1 tablespoon of the flour.
3. Heat the olive oil in a saucepan over medium high heat. Sear the steak in small batches, about 1 minute per side. Remove the steak from the pan and set aside.
4. Reduce heat to medium and add butter and onion. Cook for 4 minutes, or until tender and translucent.
5. Add mushrooms and garlic and cook for an additional 4 minutes. Add remaining flour and cook for 1 minute.
6. Add stock, Worcestershire sauce, Dijon mustard, and thyme. Bring to boil and then reduce heat and simmer for 5 minutes, or until thickened.
7. Add beef back to the pan and cook for 1 minute. Gently stir in sour cream
8. Fold in noodles or serve on a bed of noodles. Garnish with fresh thyme sprigs.

HAPPY ADS



Items For Sale:



Aimee Lewis
Scentsy Independent Consultant

Phone: (313) 540-5353

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

