

February 2025

H.G. EXPRESS
moving forward



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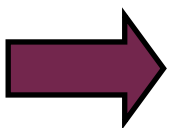
ATTENTION RESIDENTS

Please make an effort if you have recyclables to contain the recyclables in your bin(s). We recommend pushing it down within the bin so easy “blow-away” items are not on the surface, this helps eliminate loose trash around the complex. Thank you.

ATTENTION RESIDENTS

Alteration requests and pet requests must be received in the office no later than 5pm on Friday, February 14, 2025 to be reviewed at the Board of Directors meeting on February 20, 2025.
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 MOVIE NIGHT UNTIL FURTHER NOTICE

OPEN BOARD MEETING– FEBRUARY 20TH –2P.M.

VISIT US AT HANOVERGROVE.COM

Gary Niedojadlo, President
gniedojadlo@hanovergrove.com

JoAnn Poznanski, 1st VP
joannpoznanski@yahoo.com

Sharon Maniaci, 2nd VP

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

I hope that everyone has been enjoying the unseasonable weather so far this winter. With the warmer air and ground temperatures, it has been a challenge to gauge how much snow has actually accumulated here on the property. Our policy is when we have an accumulation of snow that is at least two (2") inches of snow, we will be clearing the sidewalks and 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 park your vehicle in such a way that it does not overhang the sidewalk, hindering the efforts of staff to clear the snow. The staff here works diligently to provide a safe community for all to enjoy and everyone can here can contribute to those efforts by following the rules and regulations regarding snow removal.

Lastly, I'd like to take a minute to thank everyone who took the time and energy to decorate the outside of their units for the Christmas holiday... our community looked fantastic! However, all outdoor Christmas decorations should have been removed by now in accordance with the rules and regulations. If you haven't already done so, please take the time to remove the decorations to keep our community looking its best.

MANAGEMENT NEWS

HANOVER GROVE

COOPERATIVE

2024 PROPERTY TAX

DEDUCTION WORKSHEET

For the Calendar ending December 31, **2024**, real estate taxes paid at Hanover Grove Cooperative were paid from 10.28% of the Carrying Charges collected by the Cooperative from all members. Therefore, each member who lived during the entire year of **2024** is eligible to claim **10.28%** of their total carrying charges paid as a deduction on their income taxes and/or as a credit for the 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 your carrying charges assessed in **2024**.

Carrying Charges*	Times a	Amount of
You Paid in 2024	factor of	deduction
Real Estate Taxes = \$_____	X .1028	= \$_____

*Carrying charges paid in 2024 are defined by the IRS as only carrying charges payments that you directly made. Do not include membership fees, late charges, and repairs charges paid. Payment made by outside parties on your behalf (HUD or MSHDA) are also not allowed. Use only portion you paid directly for carrying charges each month in this calculation.

Members who have not missed any payment for 2024, or were not receiving subsidy, may use the chart below to calculate your applicable tax deduction.

	<u>TOTAL CARRYING CHARGE</u>	<u>TAX DEDUCTION</u>
1 BEDROOM	<u>\$6,580.00</u>	<u>\$676.00</u>
2 BEDROOM	<u>\$7,250.00</u>	<u>\$745.00</u>
3 BEDROOM	<u>\$8,220.00</u>	<u>\$845.00</u>

SECTION 8 / MSHDA

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>\$11,913</u>
2 BEDROOM	<u>\$14,182</u>
3 BEDROOM	<u>\$15,317</u>

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!

MEMBER NEWS

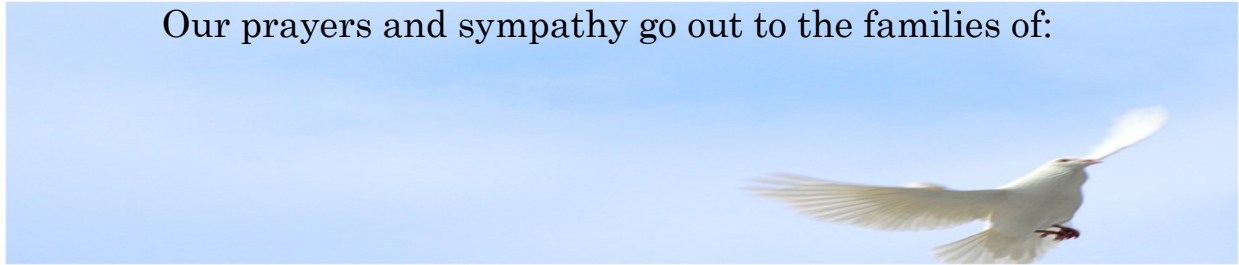
February 2025

A WARM WELCOME TO OUR NEWEST MEMBERS

Obada Albacha



Our prayers and sympathy go out to the families of:



ATTENTION RESIDENTS!

Hanover Grove Cooperative's
Tenant Selection Plan was
recently modified and can be viewed
at the Hanover Grove Business
Office by calling (586) 293-5150 and
scheduling an appointment to do so.

ATTENTION RESIDENTS!

**2025 Service Animal
Registrations** were sent out and
were due by **January 31, 2025**.
Please fill out the registration
and return it to the office by
either dropping it off in the
office, placing it in the silver drop
box outside the front doors, or
emailing it to
frontdesk@hanovergrove.com.
Thank you in advance for your
cooperation!

MEMBER NEWS

February 2025

NEXT COMMODITY PICK-UP

(Thursday) February 13th – 8:30a.m. until 4:30p.m.

(Friday) February 14th– 8:30a.m. until 2:30p.m.

(Thursday) February 27th– 8:30a.m. until 4:30p.m.

(Friday) February 28th– 8:30a.m. 2:30p.m.

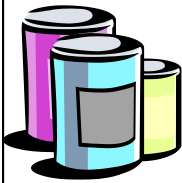
ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 137 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 258 # OF PEOPLE: 568

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, FEBRUARY 19, 2025**

ATTENTION RESIDENTS

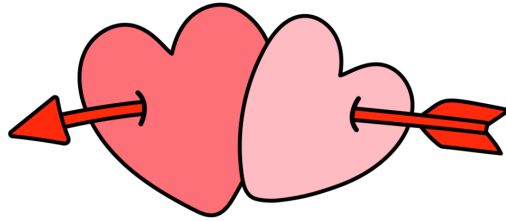
We are looking for volunteers to help us with commodities. Anyone interested please contact the office at 586-293-5150

Must be able to lift 30 lbs

Commodities

MEMBER NEWS

February 2025



Hanover Grove's Utility Costs for January 2025

Gas \$ 34,546.70

Water \$ 38,033.49

% of change from same month in 2024

Gas: -34.1%

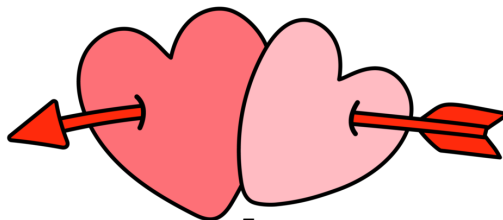
Water: -6.9%

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



WORD LIST

BE MINE
BOUQUET
CANDY
CARD
CHOCOLATE

CRUSH
CUPID
DECORATE
FEBRUARY
FLOWERS

GIFT
HEART
KISS
LOVE
PINK

RED
ROSE
SWEETHEART
TEDDY
VALENTINE

VALENTINE'S S'MORES BARK



Prep: 10 Mins

Cook: 10 Mins

Total: 20 Mins



Prep: 10 Mins

Cook: 20 Mins

Total: 30 Mins

Ingredients

- 3/4 cup of butter
- 2 sleeves of graham crackers, broken into halves and quarters
- 3/4 cup brown sugar
- 4 full-sized Hershey Bars or 2 giant Hershey Bars
- 3 to 4 cups mini marshmallows
- Valentine's M&Ms

Directions

1. First, preheat the oven to 350 degrees. Line a [15 x 10 x 1-inch jelly-roll pan](#) with [parchment paper](#), and top with broken graham crackers. Cover pan completely.
2. Next, in a small saucepan, slowly melt the butter completely over low heat.
3. Add the brown sugar all at once. Stir until smooth and melted. Allow the mixture to boil while stirring constantly for about 2 minutes, or until it begins to thicken.
4. Remove butter mixture from heat, and evenly pour over the top of the graham crackers. Use a spatula to smooth mixture over evenly, and place into the oven for 5 minutes.
5. Take the pan out of the oven, and immediately sprinkle small squares of chocolate, marshmallows, and Valentines M&Ms all over the top. This is where my little one liked to help me!
6. Place the pan back into the oven for 2-4 minutes, or until you notice the marshmallows start to puff up. Allow the pan to cool fully before breaking up into squares. Enjoy!

Pasta Carbonara

Ingredients

- 1 tablespoon extra virgin olive oil or unsalted butter
- 1/2 pound pancetta or thick cut bacon, diced
- 1 to 2 garlic cloves, minced, about 1 teaspoon (optional)
- 3 to 4 whole eggs
- 1 cup grated Parmesan or pecorino cheese
- 1 pound spaghetti (or bucatini or fettuccine)
- Kosher salt and freshly ground black pepper to taste

Directions

1. Put a large pot of salted water on to boil (1 tablespoon salt for every 2 quarts of water.)
2. While the water is coming to a boil, heat the olive oil or butter in a large sauté pan over medium heat. Add the bacon or pancetta and cook slowly until crispy.
3. Add the garlic (if using) and cook another minute, then turn off the heat and put the pancetta and garlic into a large bowl. In a small bowl, beat the eggs and mix in about half of the cheese.
4. Once the water has reached a rolling boil, add the dry pasta, and cook, uncovered, at a rolling boil.
5. When the pasta is done *use tongs* to move it to the bowl with the bacon and garlic. Let it be dripping wet. Reserve some of the pasta water. Move the pasta from the pot to the bowl quickly, as you want the pasta to be hot. It's the heat of the pasta that will heat the eggs sufficiently to create a creamy sauce. Toss everything to combine, allowing the pasta to cool just enough so that it doesn't make the eggs curdle when you mix them in. (That's the tricky part)
6. Add the beaten eggs with cheese and toss quickly to combine once more. Add salt to taste. Add some pasta water back to the pasta to keep it from drying out. Serve and enjoy!

HAPPY ADS

Items For Sale:

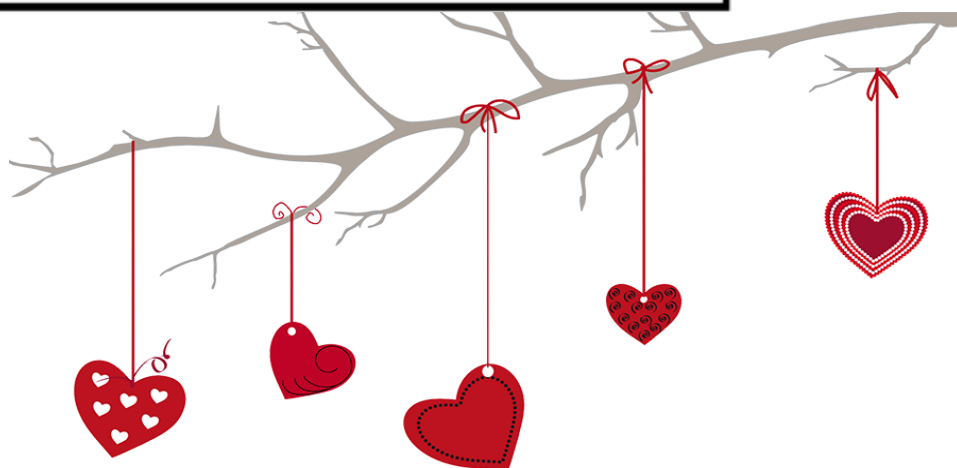


Aimee Lewis
Scentsy Independent Consultant

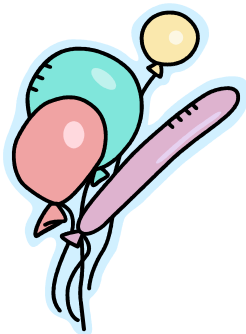
Phone: (313) 540-5353

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

February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
Garbage out 6pm	Garbage pick up			Garbage out 6pm	Garbage pick up	
9	10	11	12	13	14	15
Garbage out 6pm	Garbage pick up		Focus Hope	Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	 Food Pantry From 8:30am Until 2:30pm Garbage pick up	
16	17	18	19	20	21	22
Garbage out 6pm	 Garbage pick up			Garbage out 6pm	Garbage pick up	
23	24	25	26	27	28	
Garbage out 6pm	Garbage pick up			Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	Food Pantry From 8:30am Until 2:30pm Garbage pick up	