

March 2025

H.G. EXPRESS
moving forward



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PLEASE DO NOT DISCARD THIS NEWSLETTER:

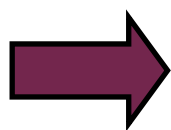
Annual meeting and elections will be held on May 8, 2025. Voting will be at the Raymond Community Building. Please see page two for more information.

ATTENTION RESIDENTS

There will be an open Board Meeting on Thursday, March 20, 2025 starting at 2:00 p.m. Looking forward to seeing you there! Alteration and pet requests must also be submitted by Friday, March 14, 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.

SEE PAGE 3 FOR SENIOR MOVIE NIGHT DETAILS!

OPEN BOARD MEETING– MARCH 20TH, AT 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

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
Robert Pettry

Grounds
Steven Crandall, Supervisor
Michael Browne
Ryan Cornman
Aidan Stemmerich

DATE: March 1, 2025

TO: All Hanover Grove Cooperative Members

RE: NOTICE OF ELECTION OF BOARD MEMBERS

Last day to submit resumes for a seat on the Board of Directors is
Tuesday, April 8, 2025 by 5:00 pm

There is (1) 3-year seat available and (1) two year seat available
for the Board of Directors currently held by:

JoAnn Poznanski

Sharon Maniaci

MARK YOUR CALENDARS - PLEASE COME VOTE!

Candidates Night (if needed), Monday, May 5, 2025 @ 7:00 pm

Annual Election, Thursday, May 8, 2025 @ 7:00 pm

Polls are open from 10:00 am to 7:00 pm

Proxies will be accepted at the Community Bldg. between the
hours of 10:00 am and 7:00 pm on Thursday, May 8, 2025.

NEED TO VOTE BY PROXY:

Article IV, Section 8 of the Hanover Grove

Cooperative Bylaws

“A Member may appoint as his/her proxy a member of his/her immediate family (as defined by the Board of Directors) **or any other member as his/her proxy**. In no case, may a member cast more than one vote by proxy in addition to his/her vote. **The proxy holder must not be more than 30 days delinquent in housing charges to the Cooperative based on the books and records of the Cooperative.** Any proxy must be filed with the Secretary before the appointed time of each meeting.”

HANOVER GROVE SCHOLARSHIP FUND

There will be several scholarships awarded!

Submit your essay (**one page only**) stating why you should receive a scholarship no later than April 25th by 5 pm at the Hanover Grove Business office.

The winners will be notified at the Annual Board Meeting.

MANAGEMENT NEWS

Management News

I hope that everyone has taken the opportunity to enjoy the Winter season as we get closer to Spring with each and every day! I personally had the opportunity to go sledding and ice skating with my family and hope that you were able to create some lasting memories as well.

I'd like to take a minute to remind everyone that the Hanover Grove Board of Directors meets for monthly Board Meetings on the third Thursday of the month at 2:00pm in the Hall located at 15750 Sabre Lane. Please don't be shy about joining us as we discuss current and upcoming events in the community. We also spend time going over the Cooperative's financial status and regularly cover the "minutes" from the previous meeting(s). The Open Board Meeting is also a great way to get your questions answered directly by Management and/or the Board of Directors as we have a "Resident comments and questions" portion of every meeting.

It's great to see Members getting themselves involved in the community and we'd love to see an increase in attendance at the monthly Board Meetings... we look forward to seeing you there!

Sincerely,

Hanover Grove Cooperative Management

SENIOR MOVIE NIGHT

Red One (2024)



Storyline:

After Santa Claus is kidnapped, the North Pole's Head of Security must team up with a notorious hacker in a globe-trotting, action-packed mission to save Christmas.

Rated: PG-13
Genre: Action/Comedy
Length: 2 hours 3 minutes

Starring: Dwayne Johnson, Chris Evans, J.K. Simmons and more!

***REFRESHMENTS
ARE AVAILABLE***

MARCH 24, 2025

Doors open at 5:30 pm

Movie starts promptly at 6:00 pm

Anyone 50 years and older is welcome. No children.

Thank you.

MANAGEMENT NEWS

March 2025

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>

A WARM WELCOME TO OUR NEWEST MEMBERS



Sandra Foster
Amanda Principe and Family

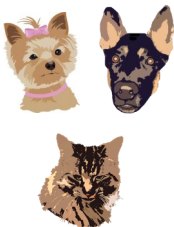


Our prayers and sympathy go out to the families of:
Grace Furno



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

March 2025

NEXT COMMODITY PICK-UP

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

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

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

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

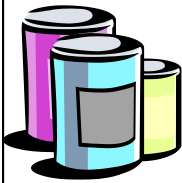
ATTENTION

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, MARCH 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

Hanover Grove's Utility Costs for February 2025

Gas \$ 44,995.62

Water \$ 42,251.77

% of change from same month in 2024

Gas: +180.5%

Water: +7.4%

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



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.

WORD SEARCH

SAINT PATRICK'S DAY Wordsearch



WORD LIST

CELEBRATE
CELTIC
COINS
DANCE
FIDDLE

GOLD
GREEN
HARP
HORSESHOE
IRELAND

IRISH FLAG
LEPRECHAUN
LIMERICK
LUCK
MARCH

PARADE
RAINBOW
SAINT PATRICK
SHAMROCK
TRINITY

Reuben Dip



Prep: 10 Minutes

Cook: 20 Minutes

Total: 30 Minutes

Ingredients

- 8 ounces cream cheese – 1 block
- ½ cup mayonnaise
- ½ cup Thousand Island Dressing
- 1 cup sauerkraut – drained and all juice pressed out
- 2 cups corned beef – chopped (from deli section at the grocery store)
- 2 cups Swiss cheese – grated

Directions

1. Heat oven to 400 degrees.
2. In a medium sized bowl, mix together cream cheese, mayonnaise, and thousand island dressing. Add in sauerkraut, corned beef, cheese, and stir. Spoon mixture into a greased ovenproof baking pan. Cook for 15 to 20 minutes until hot and bubbly.
3. Enjoy!



Prep: 10 Minutes

Make: 10 Minutes

Total: 20 Minutes

Irish Dirt Pudding

Ingredients

- 1 box Vanilla Instant Pudding (4 servings size) - (Or Peppermint pudding)
- Milk as per box, but use 10% less
- Peppermint Flavoring (optional)
- Few drops Green Food Coloring as much or as little as you prefer
- 8 Oreo Cookies crumbled

Directions

1. Prepare the Pudding with the Milk – add the Peppermint Essence *OPTIONAL* and the Food coloring, mix only until well combined (over mixing will interfere with the setting of the pudding).
2. Layer the Pudding and the crumbled Oreo Cookies as you wish.
3. Enjoy!

HAPPY ADS



Items For Sale:

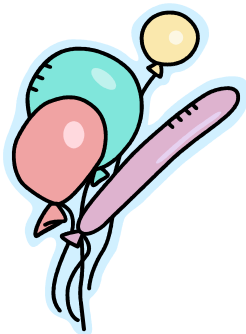


Aimee Lewis
Scentsy Independent Consultant
Phone: (313) 540-5353
Webpage: <https://lewismakescents.scentsy.us>

• Warmers	• Car Scents
• Nightlights	• Cleaning/Laundry products
• Diffusers	◇ Host a Party
• Scented Stuffed Animals	◇ 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

March 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			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		Focus Hope	OPEN BOARD MEETING 2P.M. Garbage out 6pm	Garbage pick up	
23	24	25	26	27	28	29
Garbage out 6pm	SENIOR MOVIE NIGHT 6P.M. 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	
30	31					
Garbage out 6pm	Garbage pick up					