

July 2025

H.G. EXPRESS
moving
forward



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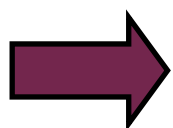
ATTENTION RESIDENTS

Please see page 3 for the Grove Cove Splash Pad Rules and Regulations, as well as the schedule for the 2025 season! Thank you.

ATTENTION RESIDENTS

Installation/Alteration requests and Service Animal requests should be in no later than Friday, July 11, 2025 to be reviewed at the Board of Directors meeting on July 17, 2025.

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

NO OPEN BOARD MEETINGS FOR THE SUMMER!

VISIT US AT HANOVERGROVE.COM

Gary Niedojadlo, President
gniedojadlo@hanovergrove.com

Sharon Maniaci, 1st VP
sharonm901@yahoo.com

Garry Young, 2nd VP

Patricia Kempf, Treasurer
pkempf53@gmail.com

Bernice Behrend, Secretary
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COMMITTEES & CHAIRPERSONS
Glynn Thompson—Grounds

COMMODITIES
Sharon Maniaci

SENIORS - MOVIE NIGHT
Bernice Behrend

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Debbie Niedojadlo
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Dino DeMare

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maintenance@hanovergrove.com

Maintenance Technicians
Troy Folgman
David Sullivan
Shannon Greshan
Robert Konvinski
Clifford Stemmerich
Robert Pettry

Grounds
Steven Crandall, Supervisor
Michael Browne
Ryan Cornman
Aidan Stemmerich

MANAGEMENT NEWS

July 2025

MANAGEMENT NEWS

Summer has arrived and we are thrilled to have The Grove Cove open to the community again this year! It's been great to see families enjoying themselves and staying cool at our fantastic splash pad! Please keep in mind that The Grove Cove is open to members of **all ages** from 11:00am thru 7:00pm (weather permitting) Tuesday thru Saturday. Sunday's hours of operation are 12:00 noon thru 6:00pm.

Additionally, it's also the time of year when Management tours the property to ensure that all decks and privacy fences are properly stained, structurally safe, and are being maintained in accordance with Hanover Grove's Rules and Regulations which state:

110.10

If the fence is not brought into conformity, the fence will be removed, either by the Member or by the Maintenance Department at the Member's expense.

Please take the time to perform any and all necessary repairs and staining to your fencing and/or deck to bring it into compliance. Please contact the Maintenance Department at (586) 294-1910 if you have any questions about approved colors for staining or have any questions about proper disposal of construction debris here at Hanover Grove Cooperative.

I would also like to take the opportunity to acknowledge all of the hard work that the residents here have put into making the outside of their units look appealing. We have several members who have done an amazing job with their flowers gardens and seasonal decorations and it definitely serves to beautify Hanover Grove for all of us. If you haven't already done so, please take the time to make sure that all personal outdoor items (including snow shovels) in front of your unit are being stored in accordance with the rules and regulations and are being properly maintained. If you have trees and/or bushes around your unit that are in need of some seasonal maintenance, please feel free to contact the Maintenance Department to schedule this work. This will help us to keep the community looking its' best and help to protect everyone's investment here at Hanover Grove Cooperative.

Lastly, I would also like to remind everyone that fireworks (of any variety) are strictly forbidden on Cooperative grounds per the Rules and Regulations which state:

108.5

Fireworks, in any form, in use or not, are **forbidden** within the Cooperative.

We understand that the summer season is a great time to celebrate and enjoy the outdoor weather, we just ask that you do so responsibly and remember that you live in a community of neighbors who are entitled to "peaceable possession" of their units.

MANAGEMENT NEWS

THE GROVE COVE RULES AND REGULATIONS

- Use of The Grove Cove is “AT YOUR OWN RISK”- No Lifeguard on Duty.
- Hanover Grove Cooperative will not be responsible for lost or stolen items.
- Everybody must rinse off at the shower before entering The Grove Cove.
- All children under the age of 12 MUST have adult supervision
- Children who are not toilet trained MUST wear a swim diaper.
- No food, drinks, chewing gum, or glass containers allowed in The Grove Cove.
- Smoking, vaping and tobacco products and or alcoholic beverages are NOT allowed.
- No animals on or near The Grove Cove or surrounding fencing.
- Climbing on Grove Cove fixtures and fencing is strictly prohibited.
- Covering The Grove Cove drains is strictly prohibited.
- No inflatable pool toys, squirt guns, water soakers, water balloons, or other recreation equipment allowed.
- No skate boards, roller blades, bicycles, scooters, etc.

THE GROVE COVE SCHEDULE

SCHEDULE IS WEATHER PERMITTING

Tuesdays - Saturdays: 11:00 am to 7:00 pm

Sundays: 12:00 pm to 6:00 pm

Mondays: CLOSED



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,

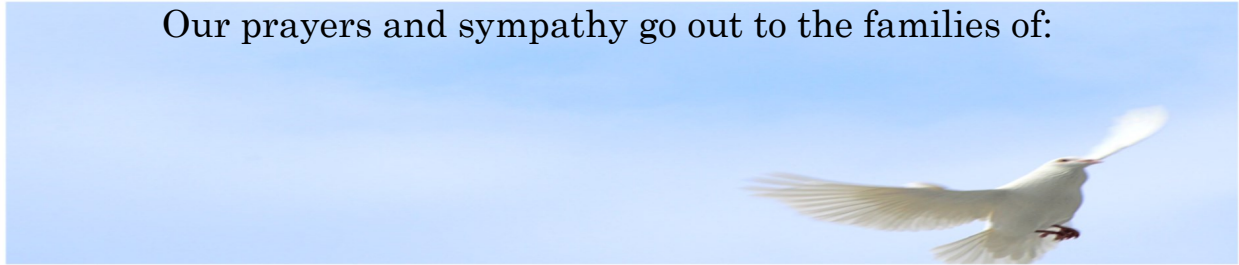
Hanover Grove Management

A WARM WELCOME TO OUR NEWEST MEMBERS

Patrick Toma and Family

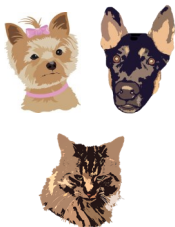


Our prayers and sympathy go out to the families of:



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 2025 year and are not up to date with your pet's vaccinations, please do so. Not doing so will result in fines.

Thank you.

MEMBER NEWS

July 2025

NEXT FOOD PANTRY PICK-UP

July 10th (Thursday) – 8:30a.m. until 4:30p.m.

July 11th (Friday) – 8:30a.m. until 2:30p.m.

July 24th (Thursday) – 8:30a.m. until 4:30p.m.

July 25th (Friday) – 8:30a.m. 2:30p.m.

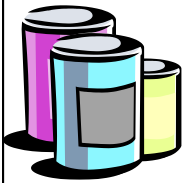
ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 107 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 278 # OF PEOPLE: 608

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 food pantry pick up is scheduled!

This Is Per Family Only!! Any questions call 586-293-5150.

**FOCUS HOPE WILL BE DELIVERED ON
WEDNESDAY, JULY 16, 2025**

ATTENTION RESIDENTS

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

Must be able to lift 30 lbs

The Food Pantry

MEMBER NEWS

July 2025

Hanover Grove's Utility Costs for June 2025

Gas \$ 12,695.28

Water \$ 40,582.53

% of change from same month in 2024

Gas: +44.0%

Water: -3.4%

Please help us reduce these costs by controlling usage and calling in work orders as needed. Thank you.

ATTENTION RESIDENTS

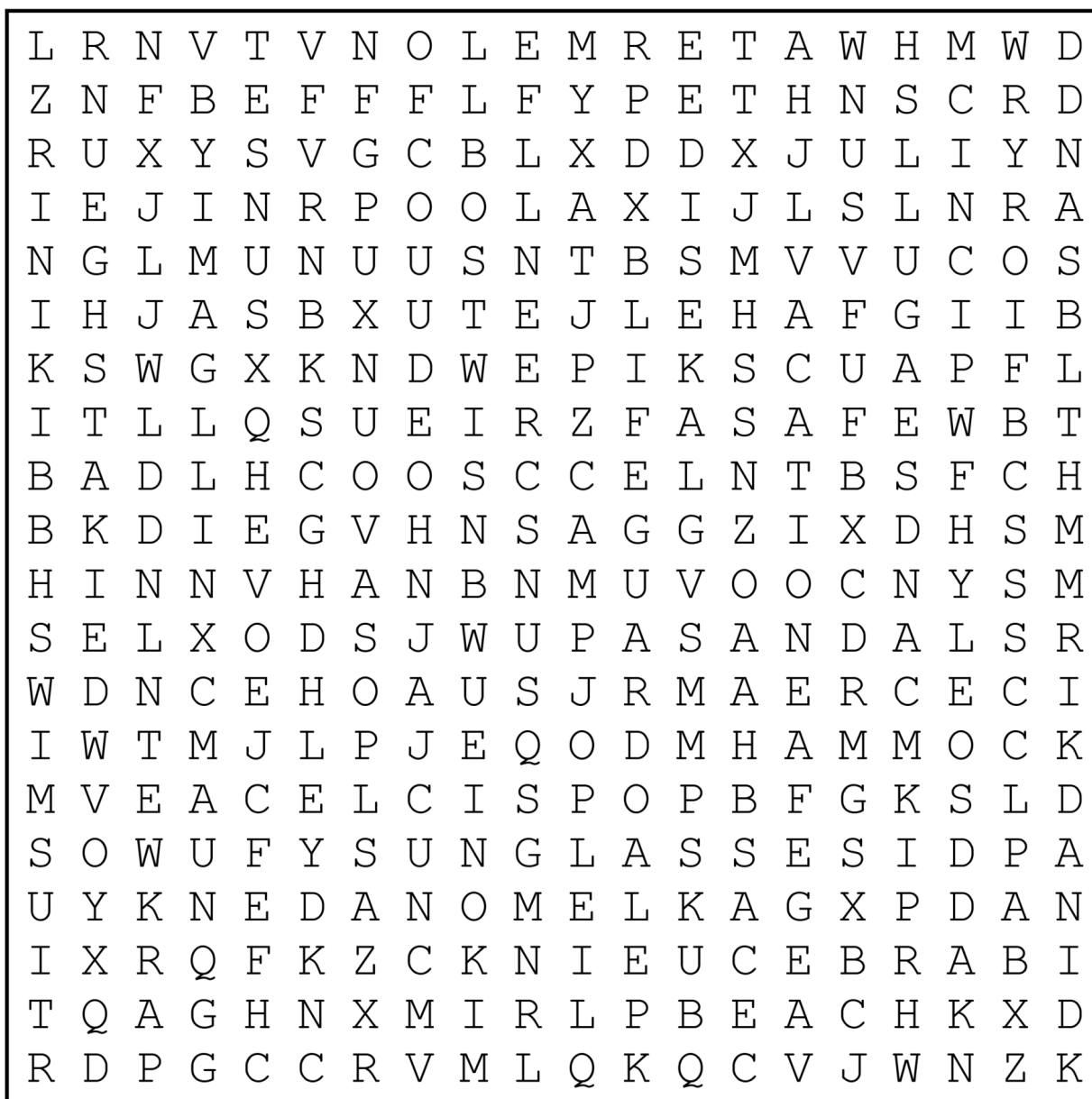


PLEASE CHECK THE NEWSLETTER EVERY MONTH FOR GARBAGE AND RECYCLABLE PICK UP DATES. GARBAGE IS TO BE PUT OUT IN BLACK TRASH BAGS ONLY, EVERY SUNDAY AND THURSDAY NIGHT AT 6PM FOR PICK UP THE NEXT MORNING. RECYCLING PICK UP IS MONDAYS. PLEASE CHECK CALENDER FOR CHANGED DATES DUE TO HOLIDAYS.



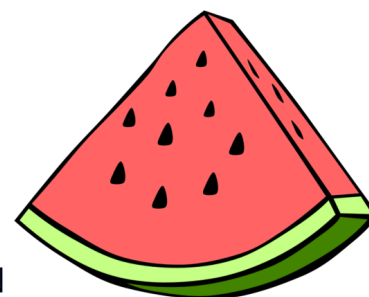
WORD SEARCH

Summer Time



Word list:

BARBECUE	LAKESIDE	RELAX	SUNSET
BASEBALL	LEMONADE	SAND	SUNGLASSES
BEACH	LIFEGUARD	SANDALS	SUNSCREEN
BIKINI	PARK	SEAGULLS	SUNSHINE
CAMP	PICNIC	SEASHELLS	SWIMSUIT
HAMMOCK	POOL	SHADE	VACATION
ICECREAM	POPSICLE	SUN	WATERMELON



Air fryer Cheesy Garlic Wrap Pizza



Prep: 5 Minutes

Cook: 10 Minutes

Total: 15 Minutes

Ingredients

- 2 Tortillas
- 1 x heaped tbsp of butter
- 1/3 cup of mozzarella
- 5 x garlic cloves
- Fresh parsley

Directions

1. First, mix up the butter, crushed garlic and parsley.
2. Spread half of it on a wrap, top with mozzarella then pop another wrap on top.
3. Repeat with the remaining butter and mozzarella then pop in the air fryer for about 10 minutes at 180°C (350°F) or until golden.
4. Enjoy!



Prep: 10 Minutes

Cook: 6 –7 Minutes

Total: 17 Minutes

Air Fryer French Toast Bites

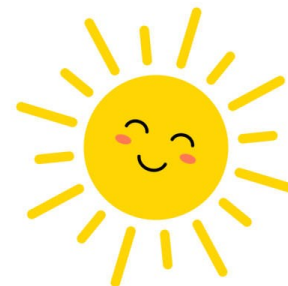
Ingredients

- 1 good sourdough loaf or bread of your choice
- 2 eggs, beaten
- 200ml (0.8 cups) milk
- 1 tsp vanilla extract
- 1 tsp ground cinnamon
- low-calorie oil spray
- 1 tbsp caster sugar
- 2 tbsp smooth cookie butter spread (I use Biscoff)

Directions

1. Cut up the sourdough or bread of choice into chunks – you can get rid of the crust if you prefer it softer.
2. Combine the eggs, milk, vanilla and cinnamon. Dip the bread chunks into the mixture to lightly coat, shake off the excess, then spray really well with the low-calorie oil and air-fry at 190°C (375°F) for 6–7 minutes.
3. Once cooked, sprinkle with the sugar.
4. Melt the Biscoff spread in a microwaveable bowl in the microwave for 50–60 seconds, then drizzle over the toast bites.

HAPPY ADS



Looking for someone to
help with some
yard/landscaping work,
willing to pay!

Contact Becky
(586) 222-4340

FOR SALE:

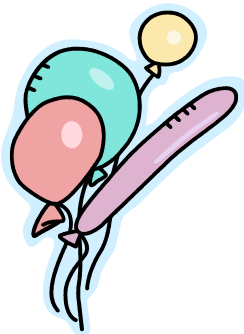
Desktop Postal Scale with USB Port

- Power-Star IV Power Adaptor (included)
 - 3AA Batteries (not included)
 - Weighing Range– 0.1 oz to 10 lbs
 - 1 gram to 5 kg
- Extra large, easy to read, 1.3” LCD Display
 - Still in original packaging
 - \$10.00 firm

Call Janice (586) 294-4106

If you would like 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: **EMullins@hanovergrove.com**

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

July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4  Garbage out 6pm	5 Garbage pick up
6 Garbage out 6pm	7 Garbage pick up	8 LAWN CREW WILL BE FERTILIZING	9	10 Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	11 Food Pantry From 8:30am Until 2:30pm Garbage pick up	12
13 Garbage out 6pm	14 Garbage pick up	15	16 Focus Hope	17 Garbage out 6pm	18 Garbage pick up	19
20 Garbage out 6pm	21 Garbage pick up	22	23	24 Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	25 Food Pantry From 8:30am Until 2:30pm Garbage pick up	26
27 Garbage out 6pm	28 Garbage pick up	29	30	31 Garbage out 6pm		