

September 2025

H.G. EXPRESS
moving forward



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ATTENTION RESIDENTS

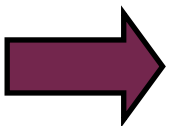
The Hanover 2025 Yard Sale
dates will be

SATURDAY, SEPT. 20TH and
SUNDAY, SEPT. 21ST.

ATTENTION RESIDENTS

Please see page three (3) for more
information in regards to tickets
for a children's clothes and items
resale in Macomb County!

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 MEETING THIS MONTH

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
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
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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

Grounds
Steven Crandall, Supervisor
Michael Browne
Ryan Cornman
Aidan Stemmerich

MANAGEMENT NEWS

September 2025

MANAGEMENT NEWS

I hope that everyone has had a great summer... it's definitely been a hot one! We've been blessed with good weather and very little rain allowing us to keep the Grove Cove open for all to enjoy. We've even had the opportunity to host several classrooms of autistic children from nearby Elementary Schools and it's been amazing to watch everyone enjoying themselves! Please remember that the Grove Cove is open for all to enjoy and we'd love to see you out there before we close for the year!

I also want to remind everyone that we will be resuming our Open Board Meetings this month. September's meeting is scheduled for 2:00pm on Thursday, September 18th in the Hall at the Community Building. Please take the opportunity to join us as we discuss items like upcoming projects and events planned for the community. We love hearing input from the membership here and look forward to seeing you there!

This is also a good time to remind everyone that the kids are going back to school and will be meandering throughout the community during the early morning hours. Please drive carefully and follow the posted speed limit (15mph). Children will also be assembling at designated bus stops in the morning... please ensure that your children are following the rules and keeping the noise levels to a minimum. Our goal is to keep things as safe as possible for everyone here at Hanover Grove.

Lastly, I want to take a minute to thank everyone for their time and efforts in keeping the area around their unit(s) looking good. It certainly takes an investment of your time and energy to plant flowers, prune shrubs, and keep things looking nice. It also serves to beautify our community and helps to increase the value of memberships here at Hanover Grove. It reminds me that "Where flowers bloom, happiness is always in season."

MANAGEMENT NEWS

Shop Rochester & Macomb Counties largest kids' clothing/item sale! We have sizes Newborn to teen and everything in between, including sports equipment, outside gear, bikes, desks, etc!

Visit <https://rochestermacomb.jobfsale.com/tickets> for tickets

Elite Indoor Sports
49771 Oakland Dr.
Shelby Twp., MI 48315

FALL | OCT 9-12

Presale Day!

**Thursday,
Oct 9**

Times

**Prime Time
(Early Access)
Shopping**

9:30am-9pm

Ticket Price Varies by Entry Time

**TICKETS
REQUIRED**

Opening Day!

**Friday,
Oct 10**

Times

**Open to
the Public**

9am-8pm

**TICKETS
REQUIRED**

Free ticket online or \$3 at
the door

*New
Merch!*

Family Day!

**Saturday,
Oct 11**

Times

**Open to
the Public**

9am-1pm

Family Fun Day will be from 10a-12p and will include a special character, tattoos and other fun activities!

TICKETS RECOMMENDED

**Saturday,
Oct 12**

Times

3:00-7pm

HALF PRICE PRESALE

**TICKETS
REQUIRED**

Half Price Sale!

**Sunday,
Oct 12**

Times

**Open to
the Public**

9am-12pm

**MOST ITEMS AN
ADDITIONAL**

**50%
OFF!**

*Items without a star
on the tag are an
ADDITIONAL 50% off!

**JUST BETWEEN
FRIENDS**

Anyone can shop our presales!
**Tickets must be purchased ahead of
time on our website.**

VISA

MasterCard

DISCOVER

AMERICAN EXPRESS

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



Fady Binyameen

Michael Downey



Our prayers and sympathy go out to the families of:

Patricia Romska



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.



NEXT COMMODITY PICK-UP

September 11th (Thursday) – 8:30a.m. until 4:30p.m.

September 12th(Friday) – 8:30a.m. until 2:30p.m.

September 25th (Thursday) – 8:30a.m. until 4:30p.m.

September 26th (Friday) - 8:30a.m. 2:30p.m.

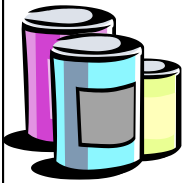
ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 134 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 309 # OF PEOPLE: 639

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, SEPTEMBER 17, 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

September 2025



Hanover Grove's Utility Costs for August 2025

Gas \$ 6,896.62
Water \$ 44,858.40

% of change from same month in 2024

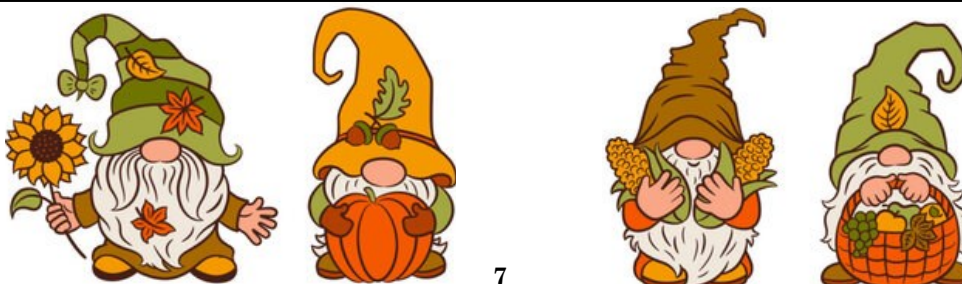
Gas: % Water: +22.9%

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



FALL



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



acorn
 apples
 autumn
 birds
 bonfire
 changing

colors
 fall
 football
 frost
 harvest
 jacket

leaves
 mushrooms
 orange
 pumpkins
 raking
 red

scarecrow
 spiders
 squirrels
 trees
 vegetables
 yellow



Tree Valley Academy

Pumpkin Soup



Prep: 15 Minutes

Cook: 55 Minutes

Total: 1 Hour 10 Minutes



Prep: 10 Minutes

Additional: 6 Hours

Total: 6 Hours 10 Minutes

Ingredients

- 1 tablespoon olive oil
- 2 cups chopped yellow onion
- 10 whole black peppercorns
- 4 cloves garlic, minced
- 1 teaspoon chopped fresh thyme
- 3 cups pumpkin puree
- 4 cups chicken stock
- 3 tablespoons maple syrup (Optional)
- ¾ teaspoon kosher salt
- ¼ teaspoon ground nutmeg (Optional)
- ¼ teaspoon ground cinnamon (Optional)
- ½ cup heavy whipping cream
- 2 tablespoons chopped fresh parsley

Directions

1. Heat olive oil in a large pot over medium-high. Add onion and cook, stirring occasionally, until onion is browned and softened, about 10 minutes. Add peppercorns, garlic, and thyme, and cook, stirring often, until fragrant and slightly browned, about 2 minutes.
2. Stir in pumpkin puree; cook, stirring occasionally, until puree turns a few shades darker, about 5 minutes. Stir in chicken stock, maple syrup, salt, nutmeg, and cinnamon. Bring to a simmer over medium-low. Simmer, uncovered, and stirring occasionally, until slightly reduced and flavors meld, about 30 minutes.
3. Transfer soup to a blender in batches; secure lid on blender and remove center piece to allow steam to escape. Place a clean towel over opening; blend until smooth, about 30 seconds per batch. Return soup to the pot and stir in heavy cream. Cook over medium until heated through, about 4 minutes.
4. Return soup to the pot and stir in heavy cream. Cook over medium until heated through, about 4 minutes.
5. Ladle soup into bowls and garnish with fresh parsley.

Impossible Pie


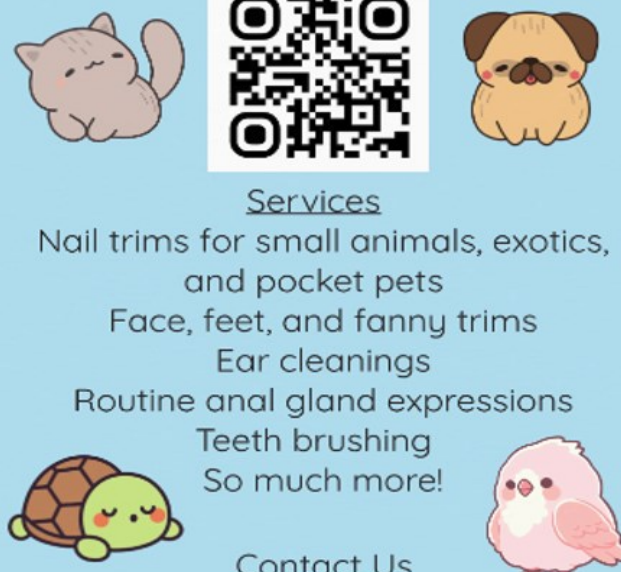
Ingredients

- 1/2 cup unsalted butter, melted; plus more for greasing the pan
- 3/4 cup granulated sugar
- 1/2 cup all-purpose flour
- 2 tsp. vanilla extract
- 1/2 tsp. kosher salt
- 2 cups whole milk
- 1 cup sweetened flaked coconut
- 4 large eggs


Directions

- 1) Preheat oven to 350°F. Lightly grease a 9 1/2-inch glass pie dish with butter; set aside.
- 2) Whisk together butter, sugar, flour, vanilla, and salt in a large mixing bowl until fully combined. In a separate bowl, whisk together milk, coconut, and eggs.
- 3) Add milk mixture to butter mixture; whisk thoroughly to combine. Transfer mixture into prepared pie dish.
- 4) Bake at 350°F for 50 to 55 minutes, or until the top is golden-brown and center of the pie is just nearly set but still slightly jiggly (mixture should jiggle as one rather than in center or certain spots.)
- 5) Let pie cool completely on a wire rack, about 2 hours. Chill pie, uncovered, until set or up to 8 hours.

HAPPY ADS

Nailed It!
Mobile Nail Trimming And More!



Services
Nail trims for small animals, exotics,
and pocket pets
Face, feet, and fanny trims
Ear cleanings
Routine anal gland expressions
Teeth brushing
So much more!

Contact Us
Text us at: (586) 879-9676
Email us at:
naileditpawsandclaws@gmail.com



FOR SALE:

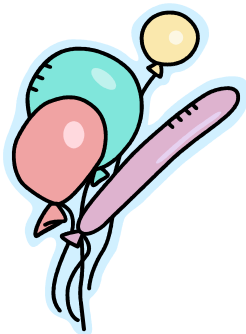
Desktop Postal Scale with USB Port

- 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

September 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1  *OFFICE CLOSED* Garbage out 6pm	2 Garbage pick up	3	4	5 Garbage out 6pm	6 Garbage pick up
7 Garbage out 6pm	8 Garbage pick up	9	10	11 Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	12 Food Pantry From 8:30am Until 2:30pm Garbage pick up	13
14 Garbage out 6pm	15 Garbage pick up	16	17 Focus Hope	18 *OPEN BOARD MEETING* 2:00 PM Garbage out 6pm	19 Garbage pick up	20
21 Garbage out 6pm	22 Garbage pick up	23	24	25 Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	26 Food Pantry From 8:30am Until 2:30pm Garbage pick up	27
28 Garbage out 6pm	29 Garbage pick up	30				