

November 2025

H.G. EXPRESS
moving forward



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ATTENTION RESIDENTS

Friendly reminder of the Carrying charge increase, starting **THIS MONTH!**

ONE BEDROOM- \$575.00

TWO BEDROOM- \$640.00

THREE BEDROOM- \$730.00

ATTENTION RESIDENTS

There will be gutter cleaning on Wednesday, November 26th, 2025. **This is weather permitting.** Thank you!

IMPORTANT NEWS

With the weather changing, we would like to remind everyone to be careful and take precautions because hazardous weather can happen quickly this time of year, and we have free salt available to all residents. The salt is located near the Maintenance Garage on the west side of the Clubhouse in large containers and is available 24 hours a day, 7 days a week. Please make sure to replace lids on the salt containers. Thank you and stay safe this Winter!

SENIOR MOVIE NIGHT- NOV. 25TH, DOORS OPEN 5P.M.

OPEN BOARD MEETING- NOVEMBER 20TH AT 2 PM

VISIT US AT HANOVERGROVE.COM

Gary Niedojadlo, President
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Bernice Behrend, Secretary
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Glynn Thompson—Grounds

COMMODITIES
Sharon Maniaci

SENIORS - MOVIE NIGHT
Bernice Behrend

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Dino DeMare

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Maintenance Technicians
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David Sullivan
Shannon Greshan
Todd Mitchell
Robert Konvinski
Clifford Stemmerich
Alan Axelson

Grounds
Steven Crandall, Supervisor
Michael Browne
Ryan Cornman
Aidan Stemmerich

MANAGEMENT NEWS

November 2025

Management News

I hope that everybody is enjoying the autumn colors and the amazing fall weather that we've had. This is my favorite time of year and it's been great to see everyone out and about, enjoying themselves.

I would also like to remind everyone that "Basic" monthly carrying charges are increasing effective November 1, 2025. The new monthly carrying charges are as follows...

One Bedroom Unit - \$575.00
Two Bedroom Unit - \$640.00
Three Bedroom Unit - \$730.00

Please remember that carrying charge payments are due on the first of each month with a ten day grace period for payments that are made after the first of the month. You can bring your payment into the business office during regular business hours or you can simply leave the payment in a clearly marked envelope in the Carrying Charge Drop Box located at the front of the Raymond Community Building. Alternatively, you can also choose to make your payment electronically with our "PayLease" system. If you haven't used this payment method before, please stop into the Business Office during regular business hours so that we can explain how the system works and provide you with an informational flyer. Please note that any payments not received on or before the tenth (10th) of each month will result in a Late Fee being assessed to your account. The Late Fees at Hanover Grove are of an escalating nature... the first Late Fee is in the amount of \$25.00. The second Late Fee within a twelve month period is \$50.00. A third Late Fee within a twelve month period will result in a \$100.00 charge being added to your account and you will receive an invitation to join the Board of Directors at their next monthly meeting.

Lastly, I would like to take this opportunity to remind everyone to familiarize themselves with the rules and regulations regarding snow removal here at Hanover Grove. As we move into the cold weather months, it is imperative that members here at Hanover Grove fully understand the snow removal rules. Please make sure that all of your vehicles are registered with the front office. This will assist us in contacting you (prior to calling a tow truck) if your vehicle hasn't been moved in accordance with the rules. Additionally, please ensure that your vehicle is moved prior to the time listed in the Rules and Regulations for snow removal. Failure to move your vehicle in a timely manner may result in an Administrative Enforcement Fee being levied to your account.

That's all for this month. I hope that everyone has the chance to celebrate the Thanksgiving Holiday with friends and family!

Sincerely,

Jeffrey A. Primo, RCM, CMH

Property Manager – Hanover Grove Cooperative

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!

SENIOR MOVIE NIGHT

How to Train Your Dragon (2025)



Storyline:

As an ancient threat endangers both Vikings and dragons alike on the isle of Berk, the friendship between Hiccup, an inventive Viking, and Toothless, a Night Fury dragon, becomes the key to both species forging a new future together.

Rated: PG

Genre: Action/Thriller

Length: 2 Hours 5 Mins

Starring: Mason Thames, Nico Parker, Gerard Butler, and more!

REFRESHMENTS WILL BE AVAILABLE



NOVEMBER 25, 2025

Doors open at 5:00 pm

Movie starts promptly at 5:30 pm

Anyone 50 years and older is welcome. No children.

Thank you.



MEMBER NEWS

November 2025

A WARM WELCOME TO OUR NEWEST MEMBERS



Melissa Ciaramitaro

Debra McDonald

Rochelle Dupure



Our prayers and sympathy go out to the families of:

Catherine Latorre

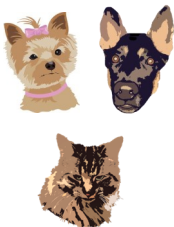
Craig Miller

Gloria Schmuckle



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 end of next month will be that time of the year when the 2025 Pet Registrations will be sent out. When you receive the new registration, please fill it out and return it either into the drop box outside the front doors, or into the office. Deadline will be January 31, 2025. Thank you for your cooperation!

NEXT COMMODITY PICK-UP

November 6th (Thursday) – 8:30a.m. until 4:30p.m.

November 7th (Friday) – 8:30a.m. until 2:30p.m.

November 20th (Thursday) – 8:30a.m. until 4:30p.m.

November 21st (Friday) – 8:30a.m. 2:30p.m.

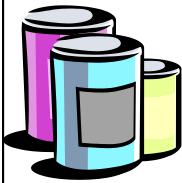
ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 148 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 357 # OF PEOPLE: 800

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, NOVEMBER 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 October 2025

Gas \$ 7,630.61
Water \$ 41,374.06

% of change from same month in 2024

Gas: +12.29% Water: +1.6%

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

THANKSGIVING WORDSEARCH

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

WORD LIST

ABUNDANCE	FALL	HARVEST	PARADE
AUTUMN	FAMILY	HOLIDAY	PEACE
BLESSINGS	FEAST	LEAVES	PILGRIMS
BONFIRE	FRIENDS	MEMORIES	SHARING
CELEBRATE	GRACE	NOVEMBER	TURKEY

Kabocha Squash



Prep: 5 Minutes

Cook: 40 Minutes

Total: 45 Minutes



Prep: 10 Minutes

Cook: 10 Minutes

Total: 20 Minutes

Ingredients

- 1 medium (2 ½ lb.) kabocha squash
- 1 1/2 Tbsp. extra-virgin olive oil
- Kosher salt
- Freshly ground black pepper
- 3 Tbsp. butter
- 1 Tbsp. low-sodium soy sauce
- 1 1/2 tsp. maple syrup

Directions

1. Preheat oven to 400° and line a baking sheet with aluminum foil. Halve squash and scoop out the pulp and seeds. (Seeds can be rinsed and reserved for another use, such as for roasting.)
2. Cut squash into 1 ½" half-moon slices and transfer to prepared baking sheet. Drizzle with oil and season to taste with salt and pepper. Toss to coat, and spread slices into one layer.
3. Roast squash, flipping slices halfway through, until tender and beginning to brown, 30 to 35 minutes.
4. Meanwhile, in a small saucepan over medium-low heat, melt butter and cook until foam subsides. Continue to cook, stirring constantly, until milk solids have turned brown and butter smells like caramel, 2 to 3 minutes.
5. Immediately remove butter from heat and stir in soy sauce and maple syrup. Stir for about 20 seconds until thoroughly combined and slightly cooled.
6. Return sauce over medium heat, bring to a simmer, and cook for 1 to 2 minutes, or until just slightly thickened. Transfer squash to a platter. Drizzle with maple soy brown butter to serve.

Caramel Apple Oatmeal Cookies

Ingredients

- 1 cup butter, room temperature
- 1 3/4 cup light brown sugar
- 2 eggs
- 2 teaspoons vanilla
- 1 teaspoon baking soda
- 1 teaspoon kosher salt
- 1 teaspoon ground cinnamon
- 1 3/4 cups flour
- 2 cups rolled oats
- 3/4 cup dried apple rings, diced
- 6 ounces soft caramel candies (like Kraft or Werther's)
- 1 teaspoon heavy cream

Directions

1. Preheat oven to 350°F. Line a baking sheet with parchment paper and set aside.
2. In the bowl of your stand mixer fitted with the paddle attachment, mix the butter and brown sugar together for 2 minutes on medium speed. Add in the eggs, vanilla, baking soda, salt, and cinnamon and continue mixing on medium for 1 minute, until combined, scraping the sides of the bowl as necessary.
3. Turn mixer to low and mix in the flour until just combined. Add in the oats and dried apples and mix until incorporated. Using a medium cookie scoop (2 tablespoons) drop the dough onto the prepared baking sheet, 3 inches apart. Bake for 8-10 minutes, or until the edges are lightly golden and the centers are just set.
4. Transfer cookies to a wire rack to cool. In a medium bowl combine the caramel candies and cream. Microwave in 15- second increments, stirring in between each, until the caramel is smooth.
5. Drizzle the caramel on top of the cookies.

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

In need of a part-time caregiver to assist me in grocery shopping and cleaning chores.

Call Doreen at (586) 871-4885.

Thank you.

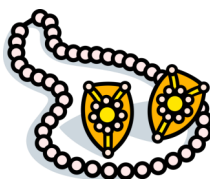
S & R Custom Finishes

Licensed and Insured

If you would like to brighten your home with a new color, we offer custom painting with great deals for Hanover Residents!

Call (586) 888-9477 for estimates.

JEWELRY FOR SALE



Necklaces
Bracelets
Pins
Sets



Call Colleen at (586) 360-7270

FOR SALE:

Indoor and/or Outdoor Gray Egg
Chair

Asking **\$150.00**

Comes with stand

300 lbs Weight Limit

Never been used

Euhomy 12 volt Car Refrigerator/Freezer

22 QT, (-4 C, -68 F)

Can be used normally or for Camping

Asking **\$159.00**

For more information or if you are interested please

call Sandy at (586) 945-6576. Thank you.

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

November 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2 Garbage out 6pm	3 Garbage pick up	4	5	6 Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	7 Food Pantry From 8:30am Until 2:30pm Garbage pick up	8
9 Garbage out 6pm	10 Garbage pick up	11	12	13 Garbage out 6pm	14 Garbage pick up	15
16 Garbage out 6pm	17 Garbage pick up	18	19 Focus Hope	20 Food Pantry From 8:30am Until 4:30pm OPEN BOARD MEETING 2PM Garbage out 6pm	21 Food Pantry From 8:30am Until 2:30pm Garbage pick up	22
23 Garbage out 6pm	24 Garbage pick up	25 Senior Movie Night (Doors open at 5) 5:30 PM	26	27  HAPPY THANKS GIVING	28 Garbage out 6pm	29 Garbage pick up
30 Garbage out 6pm						