

**October 2025**

**H.G. EXPRESS**  
**moving forward**



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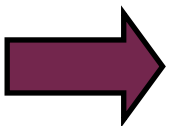
## ATTENTION RESIDENTS

Installation/Alteration requests and Service Animal requests should be in no later than Friday, October 10, 2025 to be reviewed at the Board of Directors meeting on October 16, 2025.

## ATTENTION RESIDENTS

Please see page two (2) in regards to a Trunk or Treat and a Carrying Charge increase for November, as well as page three (3) in regards to more information on October's Senior Movie Night. 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.

**SENIOR MOVIE NIGHT- OCTOBER 21ST AT 5:30PM**

**OPEN BOARD MEETING- OCTOBER 16TH AT 2PM**

VISIT US AT [HANOVERGROVE.COM](http://HANOVERGROVE.COM)

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Garry Young, 2nd VP

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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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Professional Property Services  
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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

I hope that everybody is enjoying the unseasonably warm temperatures and the fair weather that we've had. I've noticed that several members have taken this opportunity to decorate the front of their units for Halloween and I have to say that I am impressed... and a little frightened too! I think that the decorations look great and add to the seasonal ambiance here in the community. Please note that we are encouraging members to participate in the Trunk-or-Treat that we have scheduled for Saturday, October 25<sup>th</sup> at 1:00pm in Arbor Court. If you'd like to participate, please plan on bringing candy to pass out to the children and please arrive early in Arbor Court so that you have time to set up. The children will be circulating in their costumes starting promptly at 1:00pm and no vehicles will be allowed to enter Arbor Court once the children have started to "Trunk-or-Treat."

**Additionally, I would 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 (10<sup>th</sup>) 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 share with everyone that we are scheduled to have Landscape Services perform their Annual Fall Clean-up this year. **We don't have a firm date scheduled yet due to fluctuating outdoor temperatures and conditions.** Once we have a date for the Clean-up, we'll make sure to send out a message to the community informing members of the schedule.

Sincerely,

Jeffrey A. Primo, Property Manager – Hanover Grove Cooperative



## SENIOR MOVIE NIGHT

Tuesday – October 21, 2025

DOORS OPEN: 5:00 PM [new time]

Activity starts promptly at: 5:30

**SHOWING: We have a Ghost!**

Running time: 2 hour and 7 minutes

A family of 4 becomes insta-famous and attracts the attention of the CIA – after learning their new house is haunted by a good-natured ghost

## 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

Welcome

Michael Downey

Sherry Bartlett

Archie Matthews and Family

Bolus Patros

Kamara Alazzawi

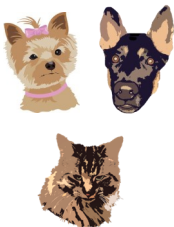
Samar Nahedh and Family

Welcome



### 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

(Thursday) October 9th– 8:30a.m. until 4:30p.m.

(Friday) October 10th– 8:30a.m. until 2:30p.m.

(Thursday) October 23rd– 8:30a.m. until 4:30p.m.

(Friday) October 24th– 8:30a.m. 2:30p.m.

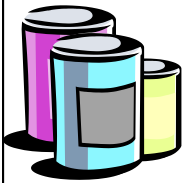
## \*ATTENTION\*

### LAST MONTH'S VOLUNTEER STATS

**VOLUNTEER HOURS: 140 HOURS    OPENED: 4 TIMES**

**# HOUSEHOLDS SERVED: 359    # OF PEOPLE: 757**

**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, OCTOBER 15, 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 September 2025

Gas \$ 5,739.82  
Water \$ 45,040.28

% of change from same month in 2024

Gas: +17.7%      Water: +10.3%

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

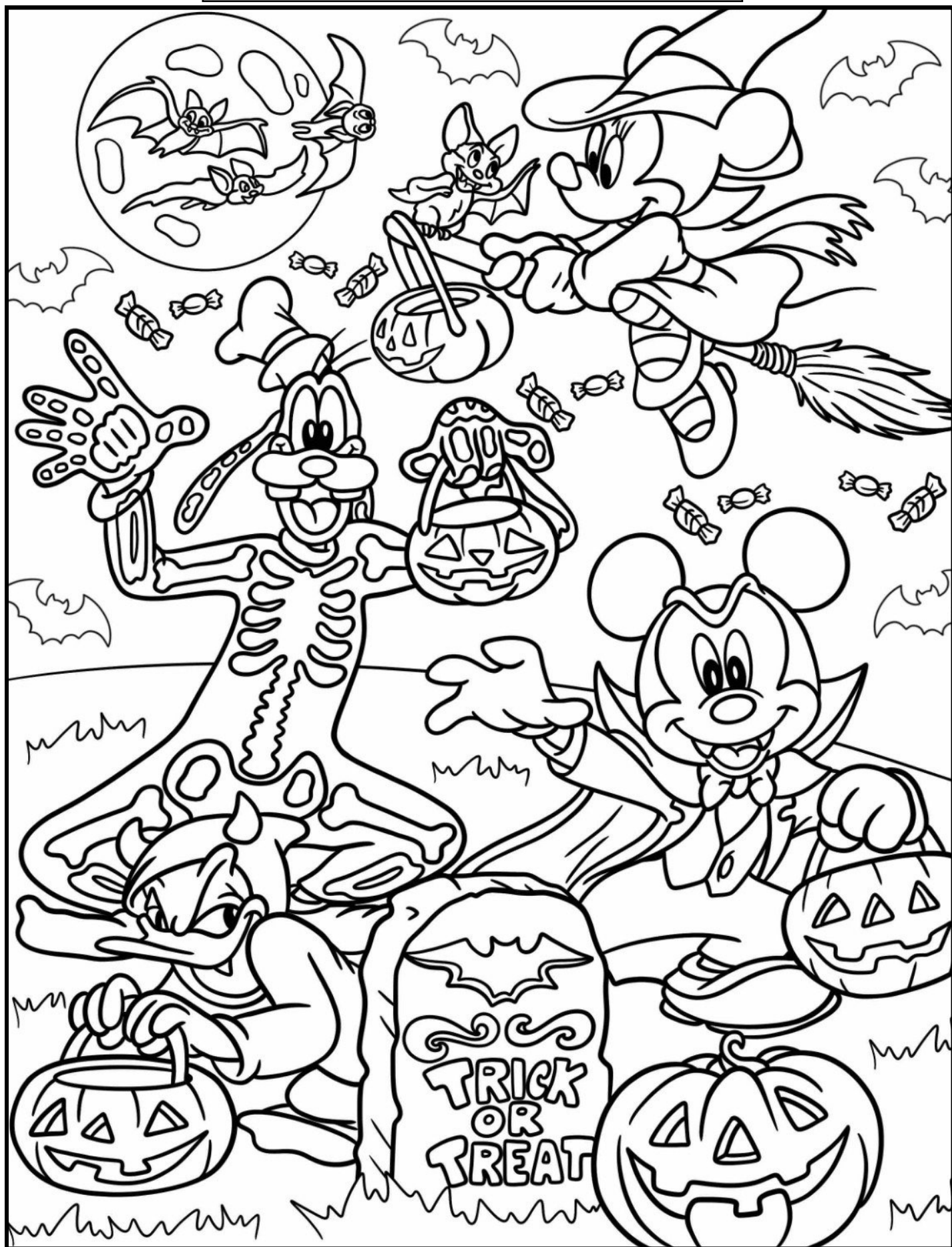
## ATTENTION RESIDENTS



**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.**



# COLORING PAGE





## Halloween Shepherds Pie



Prep: 10 Minutes

Cook: 30 Minutes

Total: 40 Minutes



Prep: 2 Minutes

Make: 10 Minutes

Total: 12 Minutes

### Ingredients

- 2 pounds ground beef or lamb
- 1 yellow onion diced
- 12 ounce bag frozen mixed veggies
- 1 brown gravy mix
- 2 cups cheddar cheese
- 4 ounce package instant potatoes
- 1-3 black olives

### Directions

1. Preheat oven to 350°F. Spray a baking dish with non stick spray and set aside.
2. In a large skillet over medium heat, brown ground beef and diced onion. Cook until meat is no longer pink and onions are translucent. Drain and add to baking dish in an even layer.
3. Microwave or boil frozen mixed veggies. Drain and add to casserole dish on top of meat mixture in an even layer.
4. Cook the brown gravy by following the directions on package. Pour the gravy evenly over the entire dish. Sprinkle shredded cheddar cheese on top. Bake for 20 minutes or until the cheese has melted.
5. While the shepherd's pie bakes, prepare the instant potatoes by following the directions on package.
6. Once cooked, place potatoes into a piping bag or freezer baggie with the corner snipped off. Pipe ghosts on top of the shepherd's pie.
7. Use a straw to punch out small black circles from black olives. Place them as "eyes" on the ghosts.
8. Enjoy!

## No Bake Halloween Dessert Bars

### Ingredients

- 1 Cup Sugar
- 1 Cup Creamy Peanut Butter (be wild and use Crunchy!)
- 1 package (9.75 to 10.5 ounces) Corn Chips
- 1 Cup Corn Syrup

### Directions

1. Spray a large baking pan with non-stick spray or line with parchment paper.
2. Spread the corn chips evenly across the surface of the prepared baking pan. There is no need to break them up.
3. In a large saucepan, add the Corn Syrup and Sugar and bring to a boil over medium to medium-high heat stirring constantly. Allow to boil for about 1 minute while continuing to stir constantly.
4. Remove from heat and stir in Peanut Butter until smooth. Remove the sweet mixture from the heat and stir in Peanut Butter until smooth. Now pour the mixture evenly over the top of the corn chips.
5. While the topping is still hot, add your candy condiments to the top. They will stick as the mixture dries. and cools. Allow cooling completely. Cut into bars and serve.

# 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.

## 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

## 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.

## 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 20<sup>th</sup> of each month to Emily's attention at the office or email her at: [frontdesk@hanovergrove.com](mailto: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](mailto:hallrental@hanovergrove.com)**

# October 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
				Garbage out 6pm	Garbage pick up	
5	6	7	8	9	10	11
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	
12	13	14	15	16	17	18
Garbage out 6pm	Garbage pick up		<b>Focus Hope</b>	<b>OPEN BOARD MEETING AT 2:00 PM</b>  Garbage out 6pm		<b>GARBAGE BAG DELIVERY</b>
19	20	21	22	23	24	25
Garbage out 6pm	Garbage pick up	<b>Senior Movie Night 5:30 PM</b>		Food Pantry From 8:30am Until 4:30pm  Garbage out 6pm	Food Pantry From 8:30am Until 2:30pm  Garbage pick up	<b>TRUNK OR TREAT AT 1:00 PM</b>
26	27	28	29	30	31	
Garbage out 6pm	Garbage pick up			Garbage out 6pm	 Garbage pick up	