

H.G. EXPRESS
moving
forward



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ATTENTION RESIDENTS

Friendly reminder of the Carrying charge increase:

ONE BEDROOM- \$575.00

TWO BEDROOM- \$640.00

THREE BEDROOM- \$730.00

Please do not feed the squirrels. Although they are cute and seem very friendly because you are feeding them, they will cause serious damage to your vehicles. Squirrels will chew the wires in your engine area, and will make a nest in your engine area especially when it is cold out. This is also a violation of the “Fraser City Code Common Violations– Improper feeding of wild birds and other animals which includes squirrels.”

IMPORTANT NEWS

With the weather conditions, 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– FEB. 10TH, DOORS OPEN 5P.M

OPEN BOARD MEETING– FEBRUARY 19, 2026 AT 2P.M.

VISIT US AT HANOVERGROVE.COM

MANAGEMENT NEWS

BOARD OF DIRECTORS

Gary Niedojadlo, President
gniedojadlo@hanovergrove.com

Sharon Maniaci, 1st VP
sharonm901@yahoo.com

Garry Young, 2nd VP
garryyoung82956@hotmail.com

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
Robert Konvinski
Clifford Stemmerich
Alan Axelson

Grounds
Steven Crandall, Supervisor
Michael Browne
Ryan Cornman
Aidan Stemmerich
Ethan Lefebvre

MANAGEMENT NEWS

I hope that everybody has been staying warm with all of the artic temperatures and snowfall that we've received lately. It's certainly been a winter wonderland in southeast Michigan and we appreciate everybody's patience as we work to remove the snow and keep everyone here in our community safe. Our policy here is when we have an accumulation of snow that is at least two (2) inches of snow, we will be clearing sidewalks, roadways, and parking areas and vehicles must be moved in accordance with the Rules and Regulations which state:

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 a.m. 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 p.m. and 5:00 p.m. 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 that have parking on one side of the street only and the 900 blocks of Darby Lane, Sabre Lane, and Van Avenue. These parking areas will be plowed in the afternoon, between 1:00 p.m. and 5:00 p.m. with the odd addresses.

I also want to take a minute to remind everyone to park your vehicle in such a way that it does not overhang the sidewalk, hindering the efforts of Hanover Grove Staff who are working on clearing the snow. The staff here works diligently to provide a safe community for all to enjoy and everyone here can contribute to those efforts by following the Rules and Regulations regarding snow removal.

Lastly, I'd again like to thank the members here who took the time to decorate the outside of their units for the Christmas holiday... it certainly helped our community look its' best for the holiday season. However, all outdoor Christmas decorations should have been removed by now in accordance with the Rules and Regulations. If you haven't already done so, please take the time to remove the decorations to keep our community looking its best.

Sincerely,

Jeffrey A. Primo, RCM, CMH

Property Manager – Hanover Grove Cooperative

HANOVER GROVE COOPERATIVE COOPERATIVE

2025 PROPERTY TAX

DEDUCTION WORKSHEET

For the Calendar ending December 31st, 2025, real estate taxes paid at Hanover Grove Cooperative were paid from **10.17%** of the Carrying Charges collected by the Cooperative from all members. Therefore, each member who lived during the entire year of **2025** is eligible to claim **10.17%** of their total carrying charges paid as a deduction on their income taxes and/or as credit for 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 **2025**.

	Carrying Charges*	Times a		Amount of
	You Paid in 2025	factor of		deduction
Real Estate Taxes =	\$ _____	X .1017	=	\$ _____

*Carrying Charges paid in 2025 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 the portion you paid directly for carrying charges each month in this calculation.

Members who have not missed any payment for 2025, 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>\$6,800.00</u>	<u>\$692</u>
2 BEDROOM	<u>\$7,530.00</u>	<u>\$766</u>
3 BEDROOM	<u>\$8,560.00</u>	<u>\$871</u>

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>\$ 12,397</u>
2 BEDROOM	<u>\$ 14,759</u>
3 BEDROOM	<u>\$ 15,939</u>

SENIOR MOVIE NIGHT

Freakier Friday




Storyline:
22 years after Tess and Anna endured an identity crisis, Anna now has a daughter and a soon-to-be stepdaughter. As they navigate the challenges that come when two families merge, Tess and Anna discover that lightning might strike twice.

Starring: Jamie Lee Curtis, Lindsay Lohan, Julia Butters, and more!

Rated: PG
Genre: Comedy
Length: 1 Hour 51 Minutes

REFRESHMENTS WILL BE AVAILABLE




FEBRUARY 10, 2026

Doors open at 5:00 pm

Movie starts promptly at 5:30 pm

Anyone 50 years and older is welcome. No children.

Thank you.





*A WARM WELCOME TO
OUR
NEWEST MEMBERS*

Haifa Markas and Family

Abdulhameed Alramadany and Family

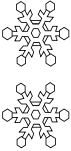
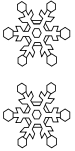


MANAGEMENT NEWS



IT'S THAT TIME AGAIN TO REMIND YOU ABOUT THE SNOW REMOVAL RULES

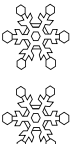
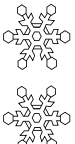
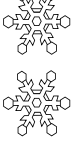
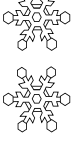
SECTION 107 - VEHICLES, PARKING & DRIVING REGULATIONS



107.11

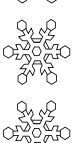
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YOUR COOPERATION IS REQUIRED.



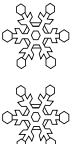
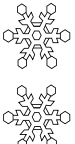
107.11(a)

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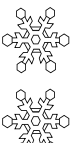
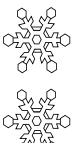
107.11(b)

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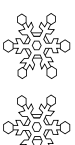
107.11(c)

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.



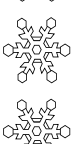
107.12

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.



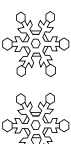
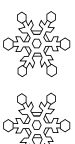
107.13

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!



MEMBER NEWS

NEXT COMMODITY PICK-UP

February 12th (Thursday) – 8:30a.m. until 4:30p.m.

February 13th (Friday) – 8:30a.m. until 2:30p.m.

February 26th (Thursday) – 8:30a.m. until 4:30p.m.

February 27th (Friday) - 8:30a.m. 2:30p.m.

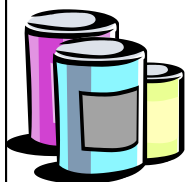
ATTENTION

LAST MONTH'S VOLUNTEER STATS

VOLUNTEER HOURS: 121 HOURS OPENED: 4 TIMES

HOUSEHOLDS SERVED: 324 # OF PEOPLE: 751

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, FEBRUARY 18, 2026

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 January 2026

Gas \$ 43,974.79

Water \$ 40,328.01

% of change from same month in 2025

Gas: +27.29%

Water: +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.



ATTENTION RESIDENTS WITH SERVICE ANIMALS!

If you have not done so, please remember to fill out your 2026 Registration for your Service Animal(s), please fill it out and return it either into the drop box outside the front doors, email it to frontdesk@hanovergrove.com or bring it into the office.

Thank you.

COLORING PAGE



RECIPES

Buttermilk Drop Biscuits



Prep: 15 Minutes

Cook: 14-18 Minutes

Total: 35 Minutes



Prep: 10 Minutes

Cook Time: 10-12 Minutes

Total: 25 Minutes

Ingredients

- 3 cups all-purpose flour
- 2 oz. Parmesan cheese, grated on smallest holes of a box grater (about 1/2 cup)
- 1/4 cup sliced fresh chives, plus more for garnish
- 1 Tbsp. baking powder
- 1 tsp. black pepper
- 3/4 tsp. kosher salt
- 3/4 tsp. garlic powder
- 3/4 tsp. baking soda
- 1 3/4 cups whole buttermilk
- 3 Tbsp. whole-grain mustard
- 3/4 cup unsalted butter, frozen, plus melted butter for serving

Directions

1. Preheat oven to 475 F. Stir together flour, cheese, chives, baking powder, pepper, salt, garlic powder, and baking soda in a large bowl. Whisk together buttermilk and mustard in a small bowl. Grate frozen butter into flour mixture using the large holes of a box grater; stir until just combined.
2. Drop batter in 2 1/2 to 3 tbs rounds onto 2 baking sheets lined with parchment paper, leaving 3 inches between rounds.
3. Bake in preheated oven until biscuits are golden brown, 14 to 18 minutes, rotating baking sheets between top and bottom racks halfway through baking time. Brush biscuits with melted butter, garnish with sliced chives. Serve warm.

Cake Mix Valentines Cookies


Ingredients

- 1 box strawberry cake mix
- 1/2 cup butter softened
- 1 egg
- Red sugar sprinkles
- Heart-shaped jelly bean candies I recommend Gimbal's




Directions

1. Preheat oven to 350.
2. Place cake mix and butter in a stand mixer, and mix well to combine. (Mixture will be dry.) Add the egg, and mix well to form a very thick batter.
3. Place cake mix and butter in a stand mixer, and mix well to combine. (Mixture will be dry.) Add the egg, and mix well to form a very thick batter.
4. Form dough into 1-inch balls, and roll each one in red sugar crystals. Place the cookies 2 inches apart on a greased baking sheet and bake for 10-12 minutes, or just until cookies are set. Immediately upon removing the cookies from the oven, press two of the jelly bean candies into the center of each one. Allow cookies to cool on the baking sheet for 2 minutes before moving them to a cooling rack to cool completely.
5. Enjoy!



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!

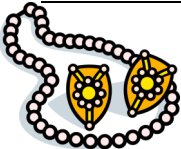




Contact Us
Text us at: (586) 879-9676
Email us at:
naileditpawsandclaws@gmail.com

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. \$100.00 for kitchens, bathrooms, bedrooms, hallways, \$150.00 for living rooms, you buy the paint.

HANDMADE JEWELRY FOR SALE

Necklaces- \$3.00
Bracelets- \$2.00
Pins- \$1.00
Sets (Bracelet, Necklace, Earrings)- \$5.00
Call Colleen at (586) 360-7270

WILDFLOWER CRAFT CO.
COURTNEY
586.291.2950
BANNERS, CRAFTS & SWEET TREATS
FACEBOOK: WILDFLOWER CRAFT CO





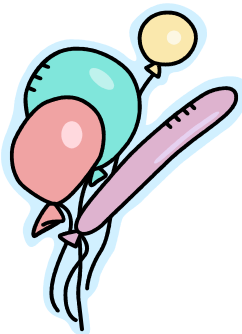
Looking for someone to help me with some household chores a few hours a week. Pay negotiable.
Call Tracy
(586) 922-9978

FOR SALE:

Indoor and/or Outdoor Gray Egg Chair	Never been used
Asking \$150.00	Euhomy 12 volt Car Refrigerator/Freezer
Comes with stand	22 QT, (-4 C, -68 F)
300 lbs Weight Limit	Can be used normally or for Camping
	Asking <u>\$159.00</u>

For more information or if you are interested please

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

February 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Garbage out 6pm	2 Garbage pick up	3	4	5 Garbage out 6pm	6 Garbage pick up	7
8 Garbage out 6pm	9 Garbage pick up	10 Senior Movie Night Doors open 5P.M.	11	12 Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	13 Food Pantry From 8:30am Until Gone Garbage pick up	14 
15 Garbage out 6pm	16  Garbage pick up	17	18 Focus Hope	19 Open Board Meeting at 2p.m. Garbage out 6pm	20 Garbage pick up	21
22 Garbage out 6pm	23 Garbage pick up	24	25	26 Food Pantry From 8:30am Until 4:30pm Garbage out 6pm	27 Food Pantry From 8:30am Until Gone Garbage pick up	28