

**March 2026**

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



**INSIDE THIS ISSUE**

Management News 2, 3, 4  
Member News 5, 6, 7  
Word Search 8  
Recipes 9  
Happy Ads 10  
Hall Rental 11  
Calendar 12

If you have not done so, please come into the office to sign up for the ONE CALL NOW program. Signing up allows you to get text/call notifications about when we are plowing, when the free food is open, when Senior Movie Night is, and much more!

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 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– MARCH 24TH– DOORS OPEN 5P.M**

**OPEN BOARD MEETING– MARCH 19TH AT 2P.M.**

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

DATE: March 1, 2026

TO: All Hanover Grove Cooperative Members

RE: NOTICE OF ELECTION OF BOARD MEMBERS

Last day to submit resumes for a seat on the Board of Directors is  
Monday, April 13, 2026 by 5:00 pm

There is (2) 3-year seats available  
for the Board of Directors currently held by:

Bernice Behrend

Patricia Kempf

### MARK YOUR CALENDARS - PLEASE COME VOTE!

Candidates Night (if needed), Monday, May 11, 2026 @ 7:00 pm

Annual Election, Thursday, May 14, 2026 @ 7:00 pm

Polls are open from 10:00 am to 7:00 pm

Proxies will be accepted at the Community Bldg. between the  
hours of 10:00 am and 7:00 pm on Thursday, May 14, 2026.

### NEED TO VOTE BY PROXY:

#### Article IV, Section 8 of the Hanover Grove

#### Cooperative Bylaws

“A Member may appoint as his/her proxy a member of his/her immediate family (as defined by the Board of Directors) **or any other member as his/her proxy**. In no case, may a member cast more than one vote by proxy in addition to his/her vote. **The proxy holder must not be more than 30 days delinquent in housing charges to the Cooperative based on the books and records of the Cooperative.** Any proxy must be filed with the Secretary before the appointed time of each meeting.”

### HANOVER GROVE SCHOLARSHIP FUND

**There will be several scholarships awarded!**

Submit your essay (**one page only**) stating why you should receive a scholarship no later than April 13th by 5 pm at the Hanover Grove Business office.

The winners will be notified at the Annual Board Meeting.

# MANAGEMENT NEWS

## HANOVER GROVE COOPERATIVE COOPERATIVE

### 2025 PROPERTY TAX DEDUCTION WORKSHEET

For the Calendar ending December 31<sup>st</sup>, 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 <b>2025</b>	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

## Roofman



**Storyline:**


**\*Based on a true story\***

After escaping prison, Criminal Jeffrey Manchester lived in a Toys “R” Us for six months. He was clever and also made mistakes.

**Starring: Channing Tatum, Kirsten Dunst, Peter Dinklage, and more!**

**Rated: R**  
**Genre: Comedy/Drama**  
**Length: 2 Hours 6 Minutes**

**\*REFRESHMENTS WILL BE AVAILABLE\***




**MARCH 24, 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.**



# MEMBER NEWS

March 2026

A WARM WELCOME TO OUR  
NEWEST MEMBERS

Sarah Smith

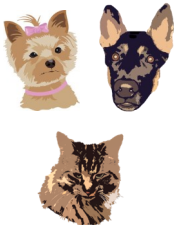


Our prayers and sympathy go out to the families of:



## **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 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](mailto:frontdesk@hanovergrove.com) or bring it into the office.

Thank you.

# MEMBER NEWS

## NEXT COMMODITY PICK-UP

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

March 13th (Friday) – 8:30a.m. until gone

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

March 27th (Friday) - 8:30a.m. until gone

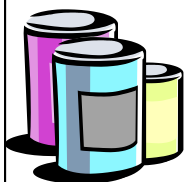
## \*ATTENTION\*

### LAST MONTH'S VOLUNTEER STATS

**VOLUNTEER HOURS: 121 HOURS    OPENED: 4 TIMES**

**# HOUSEHOLDS SERVED: 330    # OF PEOPLE: 732**

**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, MARCH 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 February 2026

Gas \$ 46,331.33  
Water \$ 43,399.83

% of change from same month in 2025

Gas: +2.97%      Water: +2.7%

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

# SAINT PATRICK'S DAY

## Wordsearch

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

### WORD LIST

- |           |           |            |               |
|-----------|-----------|------------|---------------|
| CELEBRATE | GOLD      | IRISH FLAG | PARADE        |
| CELTIC    | GREEN     | LEPRECHAUN | RAINBOW       |
| COINS     | HARP      | LIMERICK   | SAINT PATRICK |
| DANCE     | HORSESHOE | LUCK       | SHAMROCK      |
| FIDDLE    | IRELAND   | MARCH      | TRINITY       |

# RECIPES

## Loaded Smashed Potatoes



Prep: 25 Minutes  
 Cook: 20 minutes  
 Total: 45 Minutes

### Ingredients

- 1 pound mini golden potatoes (or red)
- 1/3 cup olive oil
- Sea salt
- 1 cup cheddar cheese
- 1/4 cup cooked bacon, crumbled
- 1/2 cup sour cream
- 1/4 cup chopped green onion

### Directions

1. Boil potatoes whole for about 15 minutes or until fork tender.
2. Drain potatoes and place onto a greased (with olive oil) baking sheet.
3. Smash the potatoes down using either a potato masher or just the bottom of a cup.
4. Brush generously with olive oil. Sprinkle generously with sea salt.
5. Bake at 450°F for 20 minutes until good and crispy.
6. Top each one with about a tbsp of cheese.
7. Place the pan under the broiler until the cheese starts to bubble.
8. Top with sour cream, bacon, and green onions (or chives).
9. Serve warm.



Prep: 15 Minutes  
 Total: 15 Minutes

## Lucky Leprechaun Dip


### Ingredients

- 8 ounces (227g) cream cheese softened
- 1 teaspoon vanilla extract
- 1 [cup](#) (115g) powdered sugar
- 1 cup (75g) whipped topping such as Cool Whip
- green food coloring
- St Patrick's sprinkles for garnish




### Directions

1. Add cream cheese, vanilla extract, and powdered sugar to a large [mixing bowl](#).
2. Use an electric mixer to beat together until well combined and smooth.
3. Fold in the whipped topping and add a drop or two of green food coloring.
4. Stirring to combine, continue to add green food coloring one drop at a time until you get the desired shade of green and the mixture is smooth and creamy.
5. Transfer the dip to a serving bowl, top with sprinkles, and serve with your choice of dippers.



# 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.

Call (586) 888-9477

**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.

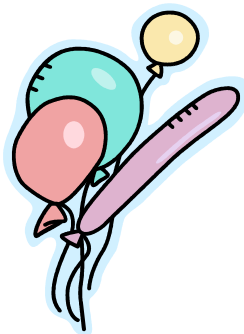
Call Tracy  
(586) 233-5150

**FOR SALE:**

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

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)**

# March 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	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  HAPPY ST.PATRICK'S DAY	18 <b>Focus Hope</b>	19 <b>Open Board Meeting 2P.M.</b> Garbage out 6pm	20 Garbage pick up	21
22 Garbage out 6pm	23 Garbage pick up	24 <b>SENIOR MOVIE NIGHT DOORS OPEN 5P.M</b>	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
29 Garbage out 6pm	30 Garbage pick up	31				