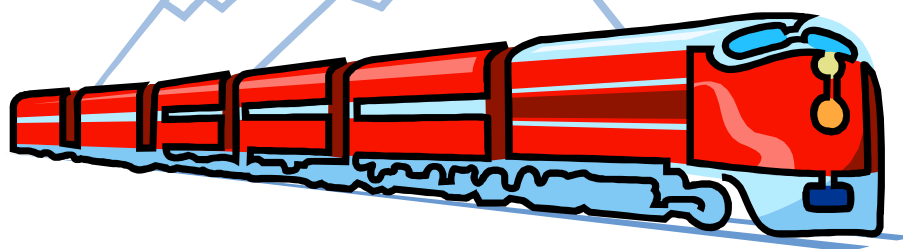
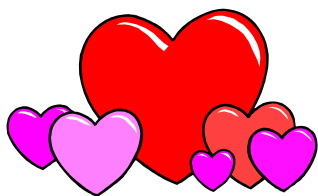


HANOVER EXPRESS



A Publication of:
**HANOVER GROVE
COOPERATIVE**

MOVING FORWARD

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January 6, 2011

Dear Members:

We are entering into a new year and many things are in the planning. First and foremost is the fact that our mortgage for Phase I will be paid off in March of this year. Also, our mortgage for Phase II will be paid off in 2013. With this in mind, we need to plan for our future.

Within the next couple months, we are planning on discussing "What paying off the mortgage" will mean to the members at Hanover Grove. These discussion will take place at several Open Board meetings this year.

Please plan on attending these Open Board meeting so that we can get everyone's thoughts and input in planning our future at Hanover Grove.

The Board and Management look forward to seeing everyone at future Open Board meetings.

Sincerely,

*Gary Niedojadlo
President*

The January Open Board Meeting will be Tuesday, January 18 2011, at 6:30 pm.

The February Open Board Meeting will be Tuesday, February 15, 2011 at 6:30 pm

Everyone is welcome!

*WHO'S WHO IN
HANOVER GROVE*

BOARD OF DIRECTORS

Gary Niedojadlo, President
gussy526@comcast.net
Jo Ann Poznanski, 1st VP
joannpoznanski@comcast.net
Bernice Behrend, 2nd VP
bernicebehrend@comcast.net
Marilyn Storms, Secretary
stormymarilyn@comcast.net
Pat Kempf, Treasurer
patk@comcast.net

COMMITTEES & CHAIRPERSONS

Membership/Orientation

Carole Pranteria

NEWSLETTER

Dorothy Colflesh
sales@hanovergrove.com

SENIORS - MOVIE NIGHT

Bernice Behrend

HALL RENTAL (586) 296-5464

Debbie Niedojadlo
hallrental@hanovergrove.com
Monday 5 pm - 7:30 pm
Saturday 10 am - 1 pm

MANAGEMENT OFFICE

(586) 293-5150

- > Charles E. Valdez
President-Marrs Management & Realty, Inc.
- > Sandra L. Puma
Property Manager
- > Veronica Kitrys
Recertification Director
- > Dorothy Colflesh
Sales/Administrative Assistant
- > Lynne Doyal and
Rochelle Bresnahan
Part-time Office Assistants

MAINTENANCE DEPARMENT

(586) 294-1910

- > Roy Malone
Maintenance Supervisor
- > Sandy Sandusky
Maintenance Coordinator
- > **Maintenance Staff**
Rich Bossen
Brad Mogge
Mark Rhodes
Troy Folgman
Bob Mullins
Bob Dillon
- > **Grounds & Part Time**
Brendan Fraser
Josh Malone
Jason Sutherland

MANAGEMENT NEWS

Date: January 5, 2011
To: All Cooperative Members
Re: Interest and Real Estate Taxes
Deductions for 2010 Income Taxes

Dear Members:

As a member of a housing cooperative, you are entitled to deductions for mortgage interest and real estate taxes paid by the Cooperative in 2010.

We have included a work sheet on the following page that you can use to calculate the interest and real estate taxes deductions you can take if you itemize your deductions on your federal income tax return.

If you have any questions relative to your tax return, you should contact your account or tax advisor. Hanover Grove does not claim to be a tax advisor, nor will it expose itself to any potential liability by giving you advise.

Sincerely,

Sandra L. Puma
Property Manager

INTEREST AND TAX
WORK SHEET

	Carrying Charges * You paid in 2010	X	Times a factor of	=	Amount of deduction
Interest =	\$ _____	X	.0447	=	\$ _____
Real Estate Taxes =	\$ _____	X	.0714	=	\$ _____

*Carrying charges you paid in 2010 are defined by the IRS as only carrying charge payments you made directly to Hanover Grove, exclusive of membership fees, surcharges, late charges, and repair charges. Section 8 payments made in your behalf are not to be included.

Members who pay more than the basic carrying charges, should base their monthly charges paid on the schedule below:

The numbers below are the amount of the basic carrying charges that you should use to calculate the amount of carrying charges you paid in 2010, for the time you lived in the unit.

	<u>JAN - OCT</u>	<u>NOV & DEC</u>	<u>TOTAL</u>
1 BEDROOM	\$469.00	\$474.00	<u>\$5,638.00</u>
2 BEDROOM	\$514.00	\$521.00	<u>\$6,182.00</u>
3 BEDROOM	\$584.00	\$594.00	<u>\$7,028.00</u>

Anyone filing for the Homestead Property Tax Credit on their Michigan State Income Tax Return should use the following Taxable Value that corresponds to their unit type as shown below:

1 BEDROOM	<u>\$ 8,534</u>
2 BEDROOM	<u>\$ 10,952</u>
3 BEDROOM	<u>\$ 12,208</u>

Date: January 5, 2011
To: All Members of Hanover Grove Cooperative
From: Sandra Puma, Property Manager
Re: REAC Inspections/Preventative Maintenance Inspections

Our Annual REAC Inspections will be held on Wednesday, March 16, 2011 for Phase II units and on Thursday, March 17, 2011 for Phase I units.

Last year, the inspector still deducted points for items that were the resident's responsibility such as broken handles/latches on screen doors, torn screens, hanging or loose cable wires/trip hazards, privacy fences that were in need of repair, missing interior doors, railings on stairs, missing switch plates and plug covers. We would like to remind you that the maintenance and upkeep of these items are your responsibility. Please help us by reporting items that need to be repaired and take care of items that are your responsibility. Let's get through this year's inspections with flying colors.

The following is a list of items that should be addressed:

- **Smoke detectors. (It is your responsibility to make sure they are working. If you have an inoperable smoke detector, you will be fined \$50.00 per smoke detector.)**
- **Plumbing leaks, i.e., toilets, bathtubs, faucets and sinks.**
- **Checking that all doors are hung and open and close properly.**
- **Broken and/or missing locks or door handles**
- **Checking for inoperable screen doors, broken latches, torn screens, etc.**
- **Missing light switch and/or plug covers and/or inoperable outlets/GFI's**
- **Holes in the walls.**
- **Windows that do not operate properly or have condensation/cracks or missing and/or torn screens.**
- **Hanging wires or cables running along the floor or ceiling.**

Please be aware that if items are found missing, inoperable or damaged at the time of inspection, you will be charged for the repair.

Keep in mind that if the REAC Inspector cannot complete all of the inspections on the dates specified above the inspections, will then continue on Friday of that week. You do not need to be present for this inspection, however, we must have access to your unit.

Please be aware that if we do not have a key for your unit and are unable to gain access, you will be charged an AEF fine of \$25.00 weekly until you provide us with a key.

To help us be more prepared for REAC, we will begin our Preventative Maintenance Inspections in January and will continue these inspections until complete. Please note that we cannot specify a day or time that the Preventative Maintenance Inspections will take place. You will only receive a notice telling you what week your unit is scheduled for.

We know that these inspections are a disruption to your daily lives but they are mandatory so we appreciate your assistance in helping us maintain your unit.

Thank you for your cooperation during these inspections.

MEMBER NEWS



Our deepest sympathy and prayers to the family of:

Vito Cangialosi who passed away on
November 29, 2010 and

Syed Ahsan who passed away on
December 31, 2010.

A WARM WELCOME TO OUR NEWEST MEMBERS



James and Martha Drysch

Shannon Gino and her son, Joseph
Kurt and Laura Mullins and children

Tereze Djelaj and children

Rojean Halenza and her mother,
Marie Albarado

CARRYING CHARGES

We would like to bring to your attention that we are receiving checks that are not signed, have the wrong unit # on them or someone else is paying the carrying charges for you and there is no reference as to who the check is for.

Please make sure that your checks or money orders are signed, that you have your unit # on them and that if someone is making your payment for you that they note your name and address or your unit # on the check or money order.

This will ensure that the payment is properly credited to the right account. Thank you for your attention to this matter.

MEMBER NEWS

WINTER REMINDERS

If you are a new resident, please make sure you are aware of the snow rules which can be found in your Member Handbook, Section 7, Rules & Regulations, Paragraph 107.11 thru 107.13.

Also, please make sure that your car is not parked with the front bumper hanging over the sidewalk. This prevents us from properly clearing the sidewalks with our snow removal equipment and could result in damage to your vehicle and/or lawn as well.

THANK YOU.



MSHDA PAYMENTS

We have been notified by the Michigan State Housing Development Authority (MSHDA) that effective immediately, MSHDA assistance payments will be terminated within 24 hours after a scheduled inspection, if the inspector finds that a smoke detector is not functioning or is missing.

Please make sure that your smoke alarms are always in good working order. Thank you.



SENIOR MOVIE NIGHT

SORCERER'S APPRENTICE



Wednesday, January 19, 2011

Starring:

Nicholas Cage, Jay Baruchel and Alfred Molina

Storyline:

Master Sorcerer, Balthazar Blake recruits a seemingly everyday guy in his mission to defend New York City from his arch-nemesis, Maxim Horvath.

Type: Action Comedy

Rating: PG

Length: 109 minutes

The Last Airbender

Wednesday, February 16, 2011



Starring: Noah Ringer, Nicola Peltz and Jackson Rathbone

Storyline: The Story follows the adventures of Aang, a young successor to a long line of Avatars who must put his childhood ways aside and stop the Fire nation from enslaving the Water, Earth and Air nations.

Type: Action Adventure

Rating: PG

Length: 103 minutes

**Doors open at 5:30 pm
Movie starts 6:00 pm sharp!**

**PIZZA COMPLIMENTS OF
PAPARONI'S PIZZA**

Located at 14 Mile and Hayes

MEMBER NEWS



RED HATS / PINK HATS

**Join us and learn how to make crepes. (\$1.00 charge)
Wednesday, January 26, 2011**

**Join us and learn card making.
Wednesday, February 23, 2011**

Doors open at 5:30 pm and the fun starts at 6:00 pm.



SERVICE ANIMALS LICENSE RENEWAL

**IT'S THAT TIME OF YEAR AGAIN WHEN WE NEED YOUR UP
DATED MEDICAL INFORMATION AND LICENSES FOR YOUR AP PROVED
SERVICE ANIMAL.**

**PLEASE DROP OFF YOUR INFORMATION TO THE FRONT OFFICE
NO LATER THAN JANUARY 31, 2011. THANK YOU.**



**If you have a pet who needs a vaccination shot, please contact
ALL ABOUT ANIMALS WELLNESS CLINIC at 25408 Mound Road, Warren
(586) 879-1745. The charge is only \$15.00 per vaccine. They are open Tuesday
from 10 am to 6 pm, Wednesday and Thursday: 3 pm to 7 pm.**

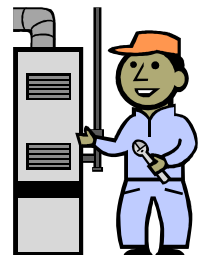
Visit www.allaboutanimalsrescue.org for more info.



Hanover Grove's Utility Costs for November

Water \$26,363.84 Electric \$3,019.79 Gas \$24,019.28

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



SCRAPBOOKING MARATHON

Saturday, February 26, 2011

10:00 am to 10:00 pm

Price: \$35.00 per spot

Must pre-register and pay in advance for a spot.

Price includes: Lunch, Dinner, Snacks and Refreshments.



**Location: Hanover Grove Banquet Hall
15750 Sabre Lane, Fraser, MI**

All monies raised will go to:



**RACE FOR THE CURE
BREAST CANCER**

**For tickets: Call Sandy at 586-703-9977
or Debbie at 586-293-5928**

HAPPY ADS



Tupperware
Wonderful New Catalog.
Great gift ideas.
Call Pat Kempf
586-293-1599

For Sale

9 piece DW metallic red drum set includes Bass with 2 Toms, snare, 2 floor Toms, 2 cymbals, crash ride & crash with stands and a high hat. Very good condition!
 Was \$1,500 will take \$300.00
 Call 586-293-3085



STURIANO FLOORS
Hardwood Perfectionist
Mike Sturiano
Sanding/Refinishing
(586) 943-6362

Beautiful lavender strapless homecoming/prom gown, Size 6 In style!
 Just worn for 6 hours!
 Make me an offer.
 Call Nancy 293-3085



I would love to baby-sit your child or children from newborns to pre-teens.

I have experience of being a mom myself for 31+ years.

Prices are always negotiable.

Call Debbie at 222-7685. I'm available in a moments notice.



1980's used white washer, good working condition, full size capacity load.

Asking \$50 OBO. Needs new hose.

Call Nicole at 586-610-5665

ROCKIN ROY'S DJ & KARAOKE

WEDDINGS, SHOWERS,
 BIRTHDAY PARTIES,
 GRADUATIONS, KID PARTIES OF
 ALL TYPES, CORPORATE PARTIES



Discounts for
 Hanover Residents

Roy Malone
 586-698-8764

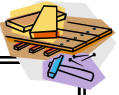
LOOKING FOR A BABYSITTER?

I will baby-sit your child in my home.
 Hanover resident for over 30 years.
 Caring and Reliable.
 References on request.

Please call Sandy at 586-405-2108



Abdelmeseh Wassef
 Handyman - fence,
 general handy work
 586-822-3674
 Reasonable



How to submit info for publication in each month's newsletter.

Must be submitted by the 20th of each month.

You can call Dorothy at 586-293-5150, send a written note to her attention at the office or email her at: reception@hanovergrove.com

For detailed submissions, a written note will be required to ensure that the details are published correctly. Be sure to include your name and phone number in case there are any questions.



HALL RENTAL

Having A Party?

Rent the Banquet Hall or
Lounge



BANQUET HALL

Holds up to 100 people
(fewer if you need a dance
floor/room for a D.J.)

The Hall Includes:

Tables & Chairs
Commercial Stove
Refrigerator with Ice Maker
Beer Tapper (\$25.00) to rent
& Pitchers
Microwave/Dishwasher

Rental Fees:

Rental Fee: \$225.00
Security Deposit: \$75.00

LOUNGE

Holds up to 24 people

The Lounge Includes:

Tables & Chairs
Refrigerator with Ice Maker
Stove & Microwave

Rental Fees:

Rental Fee: \$50.00
Security Deposit: \$25.00
Total Due: \$75.00

Your Security Deposit will be returned if the building is clean and in good condition when you leave and no Rental Rules have been violated.

You **MUST** be a member of Hanover Grove Cooperative to rent the Lounge and/or the Banquet Hall. And you **MUST** be in attendance for the full duration of the rental event. **NO EXCEPTIONS!**

Contact: Hall Rental Office (586) 296-5464 or stop by at the following times:

Mondays: 5:00 pm to 7:30 pm

Saturdays: 10:00 am to 1:00 pm

Sun	Mon	Tue	Wed	Thu	Fri	Sat
JANUARY 2011						1
2 TRASH & Recyclables Out 6:00 pm	3 TRASH PICK-UP	4	5	6 TRASH OUT 6:00 pm	7 TRASH PICK-UP	8
9 TRASH & Recyclables Out 6:00 pm	10 TRASH PICK-UP	11	12	13 TRASH OUT 6:00 pm	14 TRASH PICK-UP	15
16 TRASH & Recyclables Out 6:00 pm	17 TRASH PICK-UP	18 Open Board Meeting 6:30 pm	19 Senior Movie Night 6:00 pm	20 TRASH OUT 6:00 pm	21 TRASH PICK-UP	22
23 TRASH & Recyclables Out 6:00 pm	24 TRASH PICK-UP	25	26 Red/Pink Hats 6:00 pm	27 TRASH OUT 6:00 pm	28 TRASH PICK-UP	29
30 TRASH & Recyclables Out 6:00 pm	31 TRASH PICK-UP					

Sun	Mon	Tue	Wed	Thu	Fri	Sat
FEBRUARY 2011		1	2	3 TRASH OUT 6:00 pm	4 TRASH PICK-UP	5
6 TRASH & Recyclables Out 6:00 pm	7 TRASH PICK-UP	8	9	10 TRASH OUT 6:00 pm	11 TRASH PICK-UP	12
13 TRASH & Recyclables Out 6:00 pm	14 TRASH PICK-UP Valentine's Day	15 Open Board Meeting 6:30 pm	16 Senior Movie Night 6:00 pm	17 TRASH OUT 6:00 pm	18 TRASH PICK-UP	19
20 TRASH & Recyclables Out 6:00 pm	21 TRASH PICK-UP	22	23 Red/Pink Hats 6:00 pm	24 TRASH OUT 6:00 pm	25 TRASH PICK-UP	26 BREAST CANCER SCRAPBOOK- ING
27 TRASH OUT	28 TRASH PICK-UP					