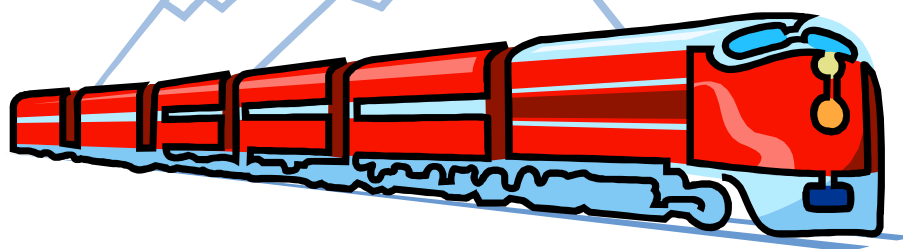


HANOVER EXPRESS



A Publication of:
**HANOVER GROVE
 COOPERATIVE**

MOVING FORWARD

Inside This Issue

Management News	2, 3,4
Member News	5
Movie Night	6
Red/Pink Hats	7
Recipes	8
Word Search	9
Happy Ads	10
Hall Rental	11
Calendar	12

MORTGAGE PAY OFF UPDATE !!!

Dear Members:

In March 2011, Phase I will be paid off and in July 2013, Phase II will be paid off. Even though there are two mortgages which will be paid off two years apart, Hanover Grove Cooperative is one corporate non-profit entity operated for the benefit of all of its members, therefore, the members located in the various mortgage phases will all be treated the same throughout the course of the mortgage pay offs.

We have enclosed a "Question and Answer" summary of **"WHAT HAPPENS WHEN THE MORTGAGE IS PAID OFF."** We encourage you to review this information thoroughly. We would be happy to answer any questions you may have at our Open Board meeting to be held **Tuesday, March 15, 2011 at 6:30 pm.** The Cooperative's attorney, Carl Becker, will be present at this meeting.

Please do not call the office with your questions since the staff will not have the answers. Your questions will be answered at this meeting. We look forward to seeing on Tuesday, March 15th.

Sincerely,
 Hanover Grove Cooperative
 Board of Directors

***THE OPEN
 BOARD MEETING
 FOR MARCH
 WILL BE***

***Tuesday, March 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 Pranter

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
- > Alice Stamman
Recertification Assistant
- > Dorothy Colflesh
Sales/Administrative Assistant
- > Lynne Doyal and
Rochelle Bresnahan
Part-time Office Assistants

MAINTENANCE DEPARTMENT

(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: March 1, 2011
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 Friday, April 15, 2011 by 5:00 pm

There are (2) 3-year Seats Available

Candidates so far are: Marilyn Storms and
Bernice Behrend

MARK YOUR CALENDARS

Candidates Night, Monday, May 9th @ 7:00 pm

Annual Election, Thursday, May 12, 2010 @ 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 12th.

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.”



REMINDER

Re: REAC Inspections/Preventative Maintenance Inspections March 16th & 17th, 2011

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 lose 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.**
- **Doors that are off the track and do not open and close properly. All doors must be hung.**
- **Broken and/or missing locks or door handles**
- **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, staircase and/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 and fined.

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 note 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 \$50.00 since you have been warned.

To help us be more prepared for REAC, we have begun 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.

MANAGEMENT

MANAGEMENT NEWS

RECERTIFICATION

To be in compliance with the HUD rules on recertification, letters must be sent out 4 months in advance. Which means the 1st letter goes out 120 days prior, the 2nd letter 90 days prior and the final letter 60 days prior to your recertification date.

You **MUST** call and make an appointment no later than the 3rd (60 day) notice you receive. All paperwork must be received 30 days prior to your recertification date.

FAILURE TO RESPOND WILL RESULT IN YOUR CARRYING CHARGE GOING TO THE MARKET RATE ON YOUR ANNIVERSARY DATE.

CARRYING CHARGE PAYMENTS

If you have made bi-weekly payment arrangements with Management for your carrying charge your 2nd payment **MUST** be in the office 2 days before the last day of the month. If the last day of the month is on a Saturday or Sunday, the payment must be in the office no later than the Thursday before.

CARRYING CHARGES

We would like to bring to your attention that we are receiving checks that are not signed, have dollar amounts that don't match the written amount, 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.

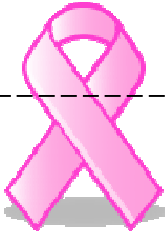


DO YOU KNOW HOW OLD YOUR CENTRAL AIR CONDITIONING UNIT IS?

We are trying to update our records - if you know the age of your central A/C unit please call the office to help us complete the update.

THANK YOU

MEMBER NEWS



KARAOKE FUNDRAISER FOR BREAST CANCER

\$10.00 per ticket

B.Y.O.B

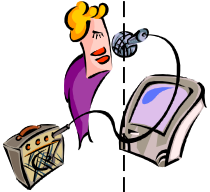
All money to Breast Cancer

Karaoke and Music

7:00 pm to Midnight

Saturday, April 9th at Hanover Club House

Call 586-293-5928 for tickets or the office 586-293-5150, ask for Dorothy



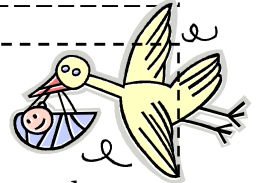
**Our deepest sympathy and
prayers to the family of:**

**Syed Ahsan who passed
away on December 31st**

CONGRATULATIONS

TO

**Michelle & Steven Lord who's son was born
on December 11, 2010**



HANOVER GROVE SCHOLARSHIP FUND

\$500.00



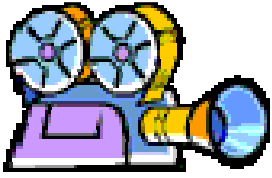
**Submit your essay stating why you should receive the
scholarship no later than April 30th.**

The winner will be notified at the Annual Board Meeting.

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.



MARCH

SENIOR MOVIE NIGHT



SECRETARIAT



Starring:

Diane Lane, Scott Glenn, James Cromwell, John Malkovich, Dylan Walsh, Margo Martindale, Nelsan Ellis

Storyline:

Housewife and mother Penny Chenery agrees to take over her ailing father's Virginia-based Meadow Stables, despite her lack of horse-racing knowledge. Against all odds, Chenery - with the help of veteran trainer Lucien Lauren - manages to navigate the male-dominated business.

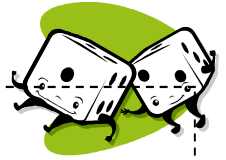
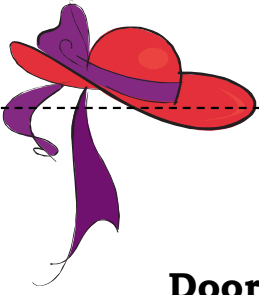
**Senior Movie
Night**
Wednesday,
March 2nd
Movie Starts @
6:00 pm Sharp!
Doors Open @
5:30 pm

Genres: Drama, Family, History, Sport
Rating: PG
Length: 123 minutes

PIZZA PROVIDED BY:

PAPARONI'S PIZZA
Located at 14 Mile and Hayes

MEMBER NEWS



RED HATS / PINK HATS

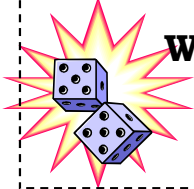
Wednesday, March 30th

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

**Dice games - BRING SOME CHANGE
(pennies, nickels, dimes, quarters)**

Snacks provided by : JoAnn Poznanski & Donna Butterfield

Wear your red hat or purple top. (If you don't then \$.25 each goes in the kitty)



A WARM WELCOME TO OUR NEWEST MEMBERS

Mark Faucher & family

Jean Forget & sons

Toni Hanna & family

Adel Ikladius & family

Ehab Ibrahim & family



SERVICE ANIMALS



Fines have been assessed to residents who have not turned in their annual registration form. This is mandatory for all residents who were approved for a service animal. Vaccinations must be renewed upon expiration and a copy of the immunization report must be turned into the office.

Please note ALL ABOUT ANIMALS WELLNESS CLINIC at 25408 Mound Road, Warren (586) 879-1745 only charges \$15.00 per vaccine. They are open Tuesday from 10 am to 6 pm, Wednesday and Thursday: 3 pm to 7 pm.

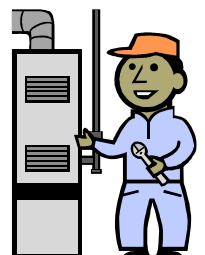
Visit www.allaboutanimalsrescue.org for more info.



Hanover Grove's Utility Costs for January
Water \$25,740.08 Electric \$3,263.46 Gas \$42,517.82

% change from same month in 2010
Water +19% Electric -5% Gas +3%

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



RECIPE PAGE

BUFFALO CHICKEN MEATBALLS



Prep time: 20 minutes
 Bake time: 15 minutes
 Total time: 35 minutes
 Makes: 4 snack size servings

From rachaelrayshow.com

1 lb. ground white meat chicken
 2 cloves garlic, grated
 salt and freshly ground black pepper
 extra-virgin olive oil, for drizzling
 3 scallions, thinly sliced
 store-bought, good quality bleu cheese dressing for dipping
 a couple of handfuls celery sticks and carrots

1/2 small onion, grated
 1/2 cup parsley, chopped
 2 Tbsp. Butter
 1/2 cup hot sauce (Frank's)

Preheat oven to 400°F

In a large mixing bowl, combine the ground chicken with the onion, garlic and parsley, and season with salt and freshly ground black pepper. Flatten out the meat in the bowl and score it into four portions using the side of your hand. Shape each portion into four balls - you should have sixteen meatballs in total.

Arrange meatballs on a nonstick sheet pan and drizzle them with the olive oil. Place in the oven and bake until the meatballs are cooked through and golden brown, about 10-12 minutes.

While the meatballs are baking, melt the butter in a large skillet over medium heat. Add the hot sauce and whisk to combine. Toss the baked meatballs in the hot sauce to coat.

Transfer the meatballs to a serving platter and spike each one with a toothpick or serving fork. Place the blue cheese in a small serving bowl & garnish with scallions. Serve the meatballs with the bleu cheese dressing, celery and carrot sticks alongside.



Prep Time: 15 minutes
 Bake Time: 40 minutes
 Total Time: 55 minutes
 Makes: 8 servings

From kraftrecipes.com

VELVEETA CHEESY PASTA CASSEROLE

1-1/2 lb boneless skinless chicken breasts, cut into bite-size pieces
 4 cups cooked rotini pasta
 1 pkg (1 lb) frozen Italian-style vegetable blend, thawed, drained
 1 can (10 oz) diced tomatoes & green chilies, undrained
 3/4 lb (12 oz) VELVEETA pasteurized prepared cheese product

Heat oven to 400F

Combine ingredients in 13 x 9 inch baking dish; cover.

Bake 40 minutes. Let stand 5 minutes; stir until sauce is well blended

WORD SEARCH



St. Patrick's Day Wordsearch

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

BLARNEY
 STONE
 BLESSING
 CELEBRATION
 CHARM
 CLOVER
 EMERALD
 FESTIVITIES
 GREEN
 GREETINGS

HAT
 HISTORY
 HUMOR
 IRELAND
 LEGEND
 LEPRECHAUN
 LUCKY
 PARADE

PATRON
 POT OF GOLD
 PROVERBS
 RAINBOW
 SAINT
 PATRICK
 SHAMROCK
 TRADITION



HAPPY ADS



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

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

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.



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

For Sale

- 2 Misses size coats - size Large
- 1) Down mid length dark purple with hood (\$45.00)
 - 2) Pea-coat style charcoal grey color (\$30.00)

Both like new and stylish !!!!!

586-610-5665



AVON

Please call Julie at 296-0306
 for a book
 or come by my house.

15618 Van Avenue

Abdelmeseh Wassef

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



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



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



MARCH 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2  SENIOR MOVIE NIGHT 6:00 pm	3 TRASH OUT 6:00 pm	4 TRASH PICK-UP	5
6 TRASH & Recyclables OUT 6:00 pm	7 TRASH PICK-UP	8	9 ASH WEDNESDAY	10 TRASH OUT 6:00 pm	11 TRASH PICK-UP	12 SET YOUR CLOCKS AHEAD 
13 TRASH & Recyclables OUT 6:00 pm DAYLIGHT SAVINGS TIME BEGINS 	14 TRASH PICK-UP	15 OPEN BOARD MEETING 6:30 pm MORTGAGE PAYOFF INFO	16 REAC	17 REAC TRASH OUT 6:00 pm  HAPPY ST. PATRICK'S DAY	18 TRASH PICK-UP	19 FULL MOON
20 TRASH & Recyclables OUT 6:00 pm FIRST DAY OF SPRING 	21 TRASH PICK-UP	22	23	24 TRASH OUT 6:00 pm	25 TRASH PICK-UP	26
27 TRASH & Recyclables OUT 6:00 pm	28 TRASH PICK-UP	29	30  RED/PINK HATS 6:00 pm	31 TRASH OUT 6:00 pm		

