

# Hanover Manor Homeowners Association, Inc.

July 2025

## IMPORTANT – PLEASE READ!!!

### We are still in need of Board Volunteers and notice of a Special Assessment

Earlier this year in June we announced that we are in need of volunteers to run for our three open board positions to be filled during our annual meeting in September. As of July 14<sup>th</sup>, the board has received no volunteers to fill our pending President (4 year term), Treasurer (2 year term), and Secretary (1 year term) vacancies. **It is imperative that a fully staffed board be maintained to ensure continued operations of the Hanover Manor HOA which includes maintaining and insuring the basins and neighborhood sign.**

These positions require roughly 1 hour per month of your time which includes four quarterly board meetings and one annual meeting with the neighborhood. If you have any specific questions about what roles and responsibilities each position may entail, please contact the board at the below email address for more information. If we do not receive anyone for the ballot in advance of August 1<sup>st</sup> there will be a write in election that will take place during the annual meeting. **The existing board members that are stepping down will not continue to fill the duties of the vacant positions if we do not receive new volunteers.**

Also in the June letter it was advised that the annual assessment for 2026 will not be increasing. Since this time the board was informed that our lawncare company had resigned without prior notice being given and we had to sign a new company to maintain the basins mid-season. This new company costs roughly double of the previous one. Meanwhile, we had also been soliciting bids for maintenance work to be performed on the Penbrooke Basin which is expected to be over \$6,000. **To cover both the required basin work and the unexpected resignation of our lawncare company mid-season a special assessment will need to be collected to cover the unexpected expenses.** The board has voted on and approved a \$50 special assessment to cover the added expense in 2025. The 2026 annual assessment will remain set at \$50 as previously communicated and any required increases to the 2027 annual assessment will be determined in 2026 by the newly elected board.

-Dan Glosier  
President

#### HANOVER MANOR HOMEOWNERS ASSOCIATION

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#### Board of Directors

President	Dan Glosier, 2920 Marbach Court
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