

Linden Green Condominium Association
Pike Creek's Hidden Gem



JANUARY - MARCH

2026 Newsletter

LET'S GIVE A WARM WELCOME TO

JON MASTRIANA,
Linden Green's Property Manager
MASTRIANA PROPERTY MANAGEMENT
5500 SKYLINE DRIVE, STE 6, WILMINGTON, DE 19808
302-234-4860
mastrianapropmgt@aol.com

2025 PROJECTS COMPLETED

- 1) Completed the bridge upgrade
- 2) Completed electric upgrade for townhomes with exception of 3 units
- 3) Completed pool remodel
- 4) Replaced water heater in 5424

2026 PROJECTS AGENDA

- 1) Sandy Brae Townhome Decks
- 2) Perform 8 or 10 electric upgrades in 5414-5416
- 3) Replace water heater in 5426

Upcoming Events

HAPPY NEW YEAR



Martin Luther King, Jr.
January 19

Valentine's Day
February 14

Presidents Day
February 16

Chinese New Year
February 17

Ramdan
February 19 thru
March 19

St. Patrick's Day
March 17

Palm Sunday
March 29

April Fool's Day
April 1

Passover
April 1-9

Good Friday
April 3

Easter
April 5

Council Meetings:
Every 2nd Tuesday of the
Month view the agenda,
schedule, and the Zoom
meeting link at

www.lindengreencondos.org

REMINDERS

Condo dues increased by 4% as of January 1, 2026. Please be sure you are paying the correct amount.

Investors rental fee increased to \$350.00 annually starting January 1, 2026.

Senior over 65+ and the Disabled Residents

You may be eligible for New Castle County Property Tax and Sewer bill discounts. Please browse the website:

<https://www.newcastlede.gov/182/Tax-Exemptions> or call 302-395-5340

If you qualify, it will help Linden Green to receive a discount on our Sewer bill, and you will receive a discount on your County portion of your property taxes. The deadline to apply is June 1, 2026. Check it out what could you lose?

Residents are still speeding through the community. Please slow down, **“the speed limit is 10 miles an hour”**

RESIDENT INFORMATION

Please keep us updated on any changes to your phone number or email so we can keep you informed.



NEW PLACES TO TRY

Valle' Cucina located at Pike Creek Shopping Ctr
2 Stones located at Lantana Square
Tommy's Tavern & Tap at Christiana Mall

SINK DRAIN MANTANENCE

Please be mindful of what you are putting down your sink drains. Just because you have garbage disposal does not mean you can put any vegetables, rice or solid foods, especially grease. This causes backups in the units below. Thank you for your courtesy.

GOT LEAKS?

Residents if you have a leaky faucet or running toilet. Please call a plumber to make those repairs quickly. These repairs can help you and the community with the water bills and the sewer bills.



SHARING CORNER

If you would like to share good restaurants, places to visit or upcoming events, please let us know.

SENIOR/VETERAN DISCOUNTS

Are you aware that Crossroads Restaurant at the intersection of Kirkwood Highway and Limestone Road offers a senior menu Monday through Friday? Also, if you are a veteran and have a United States Veteran ID, you are entitled to another discount. There may be other restaurants offering these perks, but you must ask. Boscov's will give a military discount, and most Walgreens (except the Brackenville Road location) extend the discount for veterans. On Tuesdays, Acme offers a 5% discount to Seniors.

VEHICLE REGRISTATION

Have you added or purchased a vehicle? Please keep us up to date with your vehicle information www.lindengreencondos.org hover over "Ownership Info" then select "Vehicle Registration".

REMODEL

Have you remodeled a room in your home? If so, would you be willing to share a before and after photo and the name of the contractor?

Send to council@lindengreencondos.org

FINANCIALS

We ended the fourth quarter with the following balances as of December 31, 2025.

Operating Account:

\$57,964.84

Accounts Receivables:

\$3,729.18

Delinquencies':

\$6,476.93

(outstanding condo, legal, late & other fees

Capital Reserve:

\$579,918.92

Undeposited Funds:

\$0.00

Total Cash on Hand:

\$636,883.76

SUGGESTION BOX

Let Council know what you like to read in the next newsletter. Share with us any activities or museums you recommend, places to shop. Let's become involved with our community.

COMMUNITY STATUS

163 Units (138 Condos in Six Buildings, 25 Townhomes

126 Owner Occupied (77.30 %) 37 Renter Occupied (22.7%)

Condos sold in 2024-2025

The average sale price SOLD:

\$180,000.00 for 2-bedroom condos in November 2025

\$127,000.00 for 1-bedroom condos in January 2024

\$no data for 2 story townhomes in 2024

\$250,000.00 for 3 story townhomes in 2022

LINDEN GREEN DIRECTORY/IMPORTANT NUMBERS

LGCA Council:

Term Expires:

Leslee Copping, President Sept 2027

Fran Hackman, V. P. Sept 2026

Debra Hussong, Treasurer Sept 2027

Pam Delack, Secretary Sept 2026

Dennis LePere, Member Sept 2026

Common Area Maintenance Team:
Chris and Gladys

Property Management/Account
Statements/Questions

Jon Mastriana 302-234-4860

Email: mastrianapropmgt@aol.com

HOA Board Members Email:

council@lindengreencondos.org

AFTER HOURS EMERGENCY:

302-234-4860

RECEIPE CORNER

Do you like to cook or bake or prepare cocktails? Please share your recipes. What a better way to connect with your neighbors.

Broccoli, Rice & Chicken Casserole

Preheat oven at 350 degrees

9x13 glass baking dish

2 or 3 chicken boneless chicken breast sliced half to thin the chicken

1 cup of rice

2 cups of water

1 can of cream of celery soup

1 12oz bag of frozen broccoli

1 cup shredded cheddar cheese

1 cup of broccoli (frozen or fresh)

1 can of cream of mushroom soup

1 can of cream of chicken soup

1 tablespoon of sour cream

1 diced onion (optional)

Take the 9x13 baking dish spray with PAM or spray butter to prevent sticking add into to baking dish: 1 cup rice, 1 can cream of mushroom soup, 1 can of cream of chicken soup, 1 can of cream of celery soup, 1 tablespoon of sour cream, and the diced onion(optional). **Mix well.** Lay the sliced chicken breast on the bottom of the dish, add the bag of frozen broccoli. Cover the dish with foil. Bake for 45 minutes at 350 degrees. Remove dish and foil then add 1 cup of shredded cheese and bake for 15 minutes with no foil. Check the chicken to make sure it is not pink in the center. If chicken is cooked on the inside, ready to serve. If chicken is still pink, continue to bake checking every 5 minutes until chicken is cooked thoroughly. Great hot winter dish all in dish.



Sangria

Need 1 large pitcher

1.5 cups of orange juice

Cut a green apple into chunks and 1 orange into chunks, add more fruit is desired

Add 3 teaspoons of brown sugar

Mix well. You can add ice or place in the refrigerator. Great at any time of the year.

1.5 liter bottle of Malbec wine (cheap)

2/3 cups of blackberry brandy (Jacquins's)



DIRT CAKE

2 Large mixing bowl

1 stick of melted butter

8 oz block of soften cream cheese

2 pkgs French vanilla instant pudding

1 pkg oreo cookies

1 cup of powdered sugar

3 ½ cups of milk

20 oz thawed cool whip

1 pkg gummy worms

In large mixing bowl mix together butter, sugar and cream cheese.

In another large mixing bowl mix milk and pudding. Add the butter, sugar and cream cheese into the pudding into the mixing bowl with the butter, sugar and cream cheese. Take a rolling pin and wax paper, place oreo cookies between the wax paper and smash them to bits or just crumble them by hand. Take the large mixing bowl and add a little of the mixture then add a layer of crumbled Oreo and a few gummy worms. Keep adding layers until finished, Save a few gummy worms to stick out of the top of the batter. Really cute if you use a plastic flowerpot.

