

Linden Green Condominium Association
Pike Creek's Hidden Gem

APRIL - JUNE

2026 Newsletter



GOODBYE, WINTER 2026

2025 PROJECTS COMPLETED

- 1) Completed the bridge upgrade
- 2) Completed electric upgrade for townhomes with exception of 2 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



SPRING IS HERE

April Fool's Day
April 1

Passover
April 1-9

Good Friday
April 3

Easter
April 5

May 5
Cinco de Mayo

May 10
Mother's Day

May 22
Pool Opens

May 25
Memorial Day

June 14
Flag Day

June 19
Juneteenth

June 21
Father's Day

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

MESSAGE FROM THE PROPERTY MANAGER

The best way to reach Jon, the property manager, is by email.

mastrianapropmgt@aol.com

Jon said he will respond as soon as possible.

After hours emergency:

302-234-4860 the answering service will contact Jon regarding your emergency

REMINDERS

It is important to pay your dues in timely manner. Your dues pay for operating costs such as electricity, gas, water, trash removal, maintenance tech, janitorial services, insurance, landscaping, pool, snow removal and unexpected repairs. If Council does not have the funds in a timely manner, we cannot pay these bills. Residents who do not pay on time or do not pay causes the community financial constraints. It is not fair to other residents who pay on time, and you do not. We all should carry our weight.

Website for making your condo payment is: <https://mastrianapropmgt.managebuilding.com/Resident/portal/login>

Click payments [or lingengreencondos.org](https://mastrianapropmgt.managebuilding.com/Resident/portal/login)
Click pay fees. This will take you to the website for mastriana's residential center.

Get set up for auto draft so you don't miss payments. You can always drop off a check payment at: 5500 Skyline Drive, Ste 6, Wilmington, DE 19808. Avoid late fees pay on time.

Dog owners: It is your responsibility to clean up after your pet after going poop! Maintenance and Council members are finding more waste left on the ground compared to the past few years. It is disgusting and stepping in the poo is just as bad. **PLEASE TAKE RESPONSIBILITY!**

REMINDERS CONT.

Air conditioning problems?

If any owner is experiencing problems with their air conditioner, you should contact an HVAC company of your choice to evaluate the problem, inspect all the components of the system including the condensate line and perform preventative service to your air-conditioning unit before contacting the association.

Mastriana Property Management will be scheduling for first floor only condensation line clean out of the main line. The property manager will email the unit owners as soon as Council obtains a company who will perform this service.

UNIT OWNERS' CONDENSATION LINE

Description of Units: Enabling Declaration Page 6, Item No. 5

(a) This Declaration contemplates existence of the Property of Units intended (subject to the exception set forth in Paragraph 12 hereof) solely for dwelling use. Each Unit is designated as such on the Declaration Plan. Each Unit is designed and intended for independent use for the purposes stated in Paragraph 12 hereof and has an exit to a Common Element leading to a public street or way, or to an easement or right of way leading to a public street or way. (b) Each Unit shall contain the area or space within its title lines, including the title line itself, as said title lines are herein defined. (c) The title lines of each Unit consist of: (1) the innermost interior face of the drywall (exclusive of the paint or other decorative treatment) on each structural wall separating such Unit from (i) the exterior of the Building in which such Unit is situated; (ii) any adjoining Unit; or (iii) any adjoining Common Elements; (2) the lower most horizontal surface of the drywall

Some residents are cleaning up after their dog, but they are leaving their bags by their vehicle. This is not permitted. If it continues, violations will be assessed.

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 do you have to loose?

Due to the County Mandate for Linden Green to complete **Major Costly** upgrades to the community \$1,000,000.00, along the unanticipated snow fall \$46,234.60, pool cost \$31,990.00. The Council is doing everything possible to avoid a Special Assessment. We are also doing our best to maintain safety issues and ensure our residents' wellbeing. As well as the cost of operating the community this year. The Council decided to open the pool 3 days a week including holidays for \$21,000.00 plus chemicals which are billed separately.

POOL

The pool will be maintained by Progressive Pools. The pool days and hours have changed. They will be open Friday 12-6, Saturday and Sunday 11-7 and Holidays 11-7. The charge for the pool membership will be:

\$35.00 for residents each

\$50.00 for residents' guests each

\$10.00 for a day pass

(exclusive of the paint or other decorative treatment) on the ceiling joists of each unit separating such surface from the exterior of the Unit; (3) the lowermost horizontal surface of the basement concrete floor in townhouses and in the terrace level apartment Units; (4) the outside surface of all door glass and window glass and all window frames and assemblies of the Unit; and (5) the outside surface of all doors, doorframes, doorsills, hinges and trim of such Unit; (6) the uppermost horizontal surface of the subfloors on apartment units. (d) Each Unit shall also include any and all of the following items which may be within the title lines of such Unit; sinks, cabinets, lavatories, water closets, shelves, corridors, **air conditioning and heating units**, closets, light fixtures, rugs and other floor and coverings, wallpaper and other wall and ceiling coverings, shades and venetian blinds, moldings and baseboards, railings and all other items of a similar function or nature, as and to the extent, if any, that any of the foregoing items are so affixed to the Building of which the Unit is a part. **Each Unit shall include all pipes, ducts, wires, cables, conduits and other electrical, plumbing, lighting, telephone, heating, air conditioning, sewer, water and other systems and equipment or installations whether or not within the title lines of but serving only such Unit.**

AIR CONDITIONER CONDENSATION LINES SELF PREVENTION

We will be getting into A/C operation soon. Please perform weekly pour 1 cup of white vinegar and 1 cups of boiler water down your condensation line to prevent backups into the units below. An ounce of prevention is a pound of cure.

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

It is time to test your smoke detectors and change batteries.



NEW PLACES TO TRY

Erin's Pub, Norwood, PA Offers great prime rib dinner

Tyler's Bar & Grille at The Shops at Limestone Hills great for meeting with friends

Café Pomodoro offers delicious Italian meals and pizza

RESIDENT INFORMATION

April is resident update information month. Please keep us updated on any changes to your important phone number, email and vehicle so we can keep you informed. You can access the form at

Lindengreencondos.org/ownership/info/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

SHARING CORNER

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

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. In 2025 the community was caused to pay out for too many clogged drains.

SELF PREVENTION

Monthly residents can use baking soda and vinegar followed by hot water after the bubbles stop. Zep drain defense or Drain Punch

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.



Bldg. 5426-5428 has the highest monthly water usage bill compared to the other buildings.

Linden Green's sewer bill this year was \$43,066.42 this year. This is one of many causes for increased dues each year.

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.

FINANCIALS

We ended the fourth quarter with the following balances as of March 31, 2026.

Operating Account:

\$37,959.36

Operating Expenses:

\$109,148.28 (sewer bill)

Accounts Receivables:

\$15,495.45

Delinquencies':

\$8,907.00

(outstanding condo, legal, late & other fees

Capital Reserve:

\$558,013.03

Undeposited Funds:

\$5,846.74

COMMUNITY STATUS

163 Units (138 Condos in Six Buildings, 25 Townhomes

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

Condos sold in 2025-2026

The average sale price SOLD:

\$189,000.00 for 2-bedroom condos in March 2026

\$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 Coppage, 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

Mastriana Property Management
5500 Skyline Drive, Ste 6

Wilmington, DE 19808

Jon Mastriana 302-234-4860

Email: mastrianapropmgt@aol.com

Jon prefers emails because he can response to you more efficiently and he has a paper trail. Please use his email for corresponding no emergencies. Thank you.

HOA Board Members Email:
council@lindengreencondos.org

**AFTER HOURS EMERGENCY:
302-234-4860**

AROUND TOWN

April 13 – April 19 is Wilmington's annual restaurant week. Specials include two-course lunches for \$20 or three-course dinners for \$35 - \$55 (plus gratuity). This is your chance to indulge in creative cuisine. Visit [CityRestaurantWeek.com](https://www.cityrestaurantweek.com)

Wildflower Weekend at the Mt. Cuba Center will be held April 24 – 26 from 10 am – 6 pm. Visit [MtCubaCenter.org/Wildflower](https://MTCubaCenter.org/Wildflower) Weekend for more information. Enjoy live music, gardening activities, family-friendly outdoor programs and displays of native blooms at their peak.

University of Delaware's Ag Day is Saturday, April 25, from 10 am to – 3 pm. Showcased are more than 90 demonstrations, exhibits, and hands-on activities. Visit UDel.edu/canr/about/agday

Sunday, April 26, at 11:30 am is the Celebrity Chef's Brunch held at the Chase Center on the Riverfront. Now in its 29th year, this event features delicious bites prepared by top chefs from across the country, brunch cocktails, and fine wine, along with entertainment. Proceeds support Meals on Wheels mission to ensure no homebound senior goes hungry. Visit MealsonWheelsDe.org

Sunday, May 3, from 12:30 – 4:30 pm is train day at Auburn Heights in Yorklyn, DE. Ride the Auburn Valley Railroad and tour the museum containing model train displays. Visit [//AuburnHeights.org/Train-Day](https://AuburnHeights.org/Train-Day)

The time-honored Wilmington Flower Market will be held in Rockford Park from May 7 to May 9. Visit WilmingtonFlowerMarket.org

A Day in Old New Castle will be held Saturday, May 16, from 10 am – 4 pm. Celebrate the nation's 250th anniversary by touring museums and historic homes. Visit HistoricNewCastle.com

Delaware Pride Festival Dover, June 6, 2026. This event offers vibrant celebration of diversity, acceptance, and unity, where the LGBTQ + community and allies come together to enjoy a day filled with music, fun, and empowerment. Local artists, food vendors, and community activities are highlighted while fostering a sense of belonging. <https://www.visitdelaware.com/events/top-spring-events-festivals>

Mid-Atlantic Sea Glass & Coastal Arts Festival in Lewes June 6-7, 2026. This event showcases the stunning beauty of sea glass, featuring over 60 talented artists and their one-of-a-kind creations. Explore a variety of unique jewelry, sculptures, and décor, all inspired by the ocean's natural wonders. <https://www.visitdelaware.com/events/top-spring-events-festivals>

Separation Day New Castle, June 12-13, 2026. Delaware throws a party to celebrate its independence from Colonial England and its "separation" from the state of Pennsylvania. Get ready for music, food and drink, a Colonial-inspired

parade, children's rides, and fireworks over the Delaware River.
<https://www.visitdelaware.com/events/top-spring-events-festivals>

RECEIPE CORNER

SWEET POTATO CASSEROLE

4-5 large, sweet potatoes
3 large eggs
½ cup evaporated milk
1 teaspoon vanilla extract

3 tablespoons cold butter
¼ cup all-purpose flour

½ cup granulated sugar
½ teaspoon salt
¼ cup melted butter
Cinnamon to taste

TOPPING

1 cup light brown sugar
1 cup chopped pecans

INSTRUCTIONS:

Cook peeled potatoes in a large pot of water. Bring to a boil, cover, and simmer until they feel tender but not mushy when poked. Place it in a large mixing bowl. Add eggs, evaporated milk, vanilla, sugar, salt, and butter, and mash together until the mixture is smooth.

Pour mixture into a lightly greased 9x13 casserole dish or even a deep dish 10" pie plate.

Make the topping by adding flour, brown sugar, and pecans to a separate mixing bowl. Add butter and cut in with a fork or pastry blender until well combined. Sprinkle the topping over the potato mixture.

Bake at 350 degrees for 35 – 40 minutes.

Store leftovers in the refrigerator for 4 – 5 days.

You can prepare this casserole 1 – 2 days in advance. Make filling and smooth it into your baking dish. Make the topping but store it separately and add it just before baking.

Caprese skewers

This is an easy, no-cook appetizer made by threading cherry tomatoes, fresh basil leaves, and mozzarella pearls (or bocconcini) onto small skewers or toothpicks. They are traditionally finished with a drizzle of olive oil, balsamic glaze, salt, and pepper.



Rum Runner

1 oz Light Rum

1 oz Banana Liqueur

1 oz Pineapple Juice

½ oz Grenadine

Garnish: Pineapple wedge, cocktail cherry

1 oz Dark/Aged Rum

1 oz Blackberry Brandy

1 oz Fresh Lime Juice

Optional: ½ oz High-proof rum (151) for a floater

Instructions

1. Fill a shaker with ice.
2. Add all ingredients (except garnish) to the shaker.
3. Shake vigorously for 15–20 seconds until well-chilled.
4. Strain into a hurricane glass or tiki mug filled with fresh ice.
5. Garnish with a cherry and pineapple wedge.

Tips for Success

- **Frozen Version:** Add all ingredients into a blender with 1–2 cups of ice and blend until smooth.
- **Variations:** Some recipes substitute orange juice for lime juice, or use less liqueur for a less sweet drink.
- **Origins:** The cocktail was invented in the 1970s at the Holiday Isle Resort in the Florida Keys.





BAKED BEANS

(Serves 8)

3 – 16 oz. cans baked beans
1 small onion, chopped fine
½ cup packed dark brown sugar
¼ cup ketchup
1 Tablespoon dark spicy mustard (Guldens)
1 small red bell (sweet) pepper
Dash of Worcestershire sauce
About ¼ - 1/3 lb. hamburger or loose sausage (cooked and drained)

Mix all together in a 2 quart baking dish and bake at 350 for 1 hour

Alternatives: I don't usually use 3 cans of beans, so you can judge what you will need. Sometimes I buy a sweet pepper relish and use it instead of cutting up the onion/pepper. I also add maybe ¼ cup of maple syrup. Even using less beans, I would still use about the same quantity of other ingredients.