Linden Green Condominium Association
Pike Creek's Hidden Gem

OCTOBER – DECEMBER

2026 Newsletter



HAPPY THANKSGIVING



HAVE A MERRY HOLIDAY

Upcoming Events

FALL/WINTER IS HERE

Oct. 31
Halloween

Nov. 1
End of Daylight Savings Time

Nov. 11
Veterans Day

Nov. 26
Thanksgiving Day

Dec. 4
Hanukkah

Dec 7
Pearl Harbor Day

Dec 21
Winter Solstice

Dec 24
Christmas Eve

Dec 25
Christmas

Dec 26
Kwanzaa Begins

Dec 31
New Year's Eve

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

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

Residents must register their Dogs before the end of 2026 year. Even if you have previously registered. We are seeing a lot of dogs that are not registered.

UPDATED INFORMATION

Thank you to all unit owners who voted in the 2026 election. The votes have tabulated. Thank you, Andre and Regina. A quorum was not met, and the Council members will remain with the same.

Please welcome your 2027 Council Members: Leslee Coppage, President; Fran Hackman, VP; Debra Hussong, Treasurer, Pam Delack, Secretary; Dennis LePere, Member at Large

We welcome any unit owner who wants to volunteer to be as a point of contact for their building, landscape help, community watch and senior assist.

Thank you to Chris, maintenance and Gladys, housekeeping for keeping our community in great shape all year long. It is much appreciated. If you see them, please extend a warm thanks to Chris and Gladys to show your appreciation.

Spring 2027 Golf View balcony and railing restoration and replacement. More information to come. **See attachment on the last page of the newsletter**.

Delcollo Electric, Inc. will be calling residents at buildings 5414-5416 to schedule your electric upgrade. The upgrade will be at no cost to you. **This is a requirement by our insurance provider.**

REMINDERS

Welcome New Residents. If you see a new face walking around. Please introduce yourself and welcome them to the community. If you have not received your welcome packet, please email council at council@lindengreencondos.org We will deliver a packet to your door.

Real Estate Taxes: Real Estate Taxes will be due December 31, 2026, this year.

Guest and Contractor Parking: Guest and Contractors should park in the owner assigned space or park in guest parking. Please make sure your guest(s) or contractor **is not** to park in your neighbor's assigned space.

We ask all residents to be aware of their neighbors above and below you. So everyone can enjoy peace in their home. Sometimes you're on different schedules, and you don't notice that you are making noise at times when others may be retiring. Quiet time is 10 pm to 8 am. During these hours, it is not the time to move furniture, start laundry or perform renovations Let's all try to be considerate.

No signs of any kind are allowed anywhere on Linden Greens property.

Please do NOT place any home goods outside the dumpster. We have to pay for special pickups, and it is costing our community association a lot of money.

Dog owners: It is your responsibility to keep your dog on the leash and not let your dog get away from you. Two residents have been attacked by dogs recently and the resident was injured.
PLEASE TAKE RESPONSBILITY!



NEW PLACES TO TRY

PJ Whelihan's, Pike Creek, DE, Offers great meals and sports entertainment

Valles Italian Steakhouse, Pike Creek, DE Offers delicious Italian meals and steaks cooked to perfection

RESIDENT INFORMATION

It is important to keep Council and the property management updated with your phone and email information. If we need to notify you for emergencies or water outages or what is going on in the community, we can't if we do not have your updated information. The same goes for Vehicle information keep us informed. vehicles with company logo or signage is not permitted on the property after 5pm, Monday through Sunday. If you have a work vehicle, it is your responsibility to purchase magnetic covering to cover the company name on your vehicle. Forms to update your information can be found at:
Lindengreencondos.org/ownership/info/Vehicle-registration

New at Pike Creek Shopping Center The shopping center new additions:

Dash In gas station
PJ Whelihan's
Chase Bank
J Crew Outlet

Reminders Cont.

Heating problems?

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

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 paid out for too many clogged drains.

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.



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.

LINDEN GREEN DIRECTORY/IMPORTANT NUMBERS

LGCA Council:	Term Expires:
Leslee Coppage, President	Sept 2027
Fran Hackman, V. P.	Sept 2028
Debra Hussong, Treasurer	Sept 2027
Pam Delack, Secretary	Sept 2028
Dennis LePere, Member	Sept 2028

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 respond 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

USEFUL/EMERGENCY NUMBERS
Police Fire Ambulance 911
Newark Emergency Center 302.738.4300
Christiana Hospital Emergency Room 302.733.1000 (you will get an operator and be transferred)
Medicare Assistance 800.336.9500
Division of Motor Vehicles 302.434.3200
Delaware Department of Insurance 800.282.8611
New Castle County Police Information Center (non emergency) 302.573.2800
AMTRAK Schedules and Information 800.872.7245

COMMUNITY STATUS

163 Units (138 Condos in Six Buildings, 25 Townhomes
126 Owner Occupied (77.30%)
37 Rented Occupied (22.7%)

Condos sold in 2025-2026
The average sale price SOLD:
$197,000.00 for 2-bedroom condos in June 2026
$125,000.00 for 1-bedroom condos in September 2026
$no data for 2 story townhomes in 2024
$334,000 for 3 story townhomes listed 2026

*Community financials are attached below.

LINDEN GREEN CONDOMINIUMS

To: LINDEN GREEN CONDOMINIUM COUNCIL
MEETING - OCT. 13, 2026 at 6PM

From: MASTRIANA PROPERTY MANAGEMENT, INC.
MANAGING AGENT FOR LINDEN GREEN CONDOMINIUMS

RE: SUMMARY OF INCOME & EXPENSE FOR THE MONTH
OF SEPT. 2026 / YEAR TO DATE (9 MONTHS)

* WSFS OPERATING ACCOUNT ON 9/30/2026:	= $ 96,458.43
* WSFS RESERVE CD on 9/30/26:	= $ 53,666.07
* WSFS MONEY MARKET RESERVE ON 9/30/26:	= $251,213.15
- TOTAL RESERVE FUND as of 9/30/26 = **$304,879.22**	
*** TOTAL FUNDS AVAILABLE ON SEPT 30, 2026 :**	**= $401,337.65**

* 2026 YTD ACTUAL **DUES INCOME** (9 MONTHS)	= $638,507,42
* 2026 YTD *BUDGETED* **DUES INCOME** (9 MONTHS)	= $637,842.75
(difference of $664.67 MORE Income)	

* 2026 YTD ACTUAL"OTHER INCOME" (9 MONTHS)	= $55,915.01
* 2026 YTD *BUDGETED* "OTHER INCOME" (9 MONTHS)	= $35,895.00
(difference of $20,020.01 MORE OTHER Income)	

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* 2026 YTD ACTUAL EXPENSES (9 MONTHS)	= $951,012.11
MINUS CAPITAL IMPROVEMENTS	- 377,480.25
* ADJUSTED EXPENSES (9 MONTHS)	= $573,531.86
* 2026 YTD *BUDGETED* EXPENSES (9 MONTHS)	= $543,032.00
(difference of $30,499.86 MORE expense)	

Gas = 25.5K over, Water = 11.6K over, SNOW = 39K over (76K+) -absorbed over $45.5K of extra expense

CAPITAL IMPROVEMENTS in 2026	**= $377,480.25**
RESERVE CONTRIBUTION in 2026	**= $155,000.00**

AROUND TOWN

Longwood Gardens will be offering many fall and winter events. October & November offers a beautiful Harvest display. Late November through Demcember the gardens will be set up for their Christmas display . Further information may be obtained at questions@longwoodgardens.org or 610-388-1000

The upcoming Delaware Antiques Show comes to the Chase Center on the Riverfront, 815 Justison Street in Wilmington from November 6 8. General admission tickets cost $29 and hours are 11 5. More information is available at Winterthur.org. or by calling 800-448-3883

November 20 January 10 features a Longwood Christmas. Visitors from around the world come to see the breathtaking light displays, towering trees, seasonal horticulture and festive fountains. The gardens glow with holiday elegance both indoors and out. Hours are 10am 11pm. For tickets and other information contact visit.longwoodgardens.org

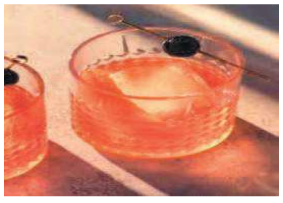
Holidays at Hagley runs from November 27 through January 1. Visit to experience how the du Pont family celebrated Christmas in the 19th century. Hours are 10 4 and if you visit on December 5 you may just be able to have your picture taken with Santa! For admission pricing go to hagley.org

Other Christmas /Holiday festivities include Noel at Nemours Estate, Christmas in Odessa and the Spirit of Christmas in historic New Castle.

RECIPE CORNER

For those of you who enjoy cooking and baking, you may want to try these recipes. If you have any favorite recipes, we would love to share them with our readers. Certainly, you may have a specialty that would appeal to someone else!

Old Fashion Cocktail
Ingredients
2 teaspoons water
1 teaspoon demerara or granulated sugar
3 dashes Angostura bitters
Ice
2 ounces bourbon or rye whiskey
1 wide strip orange peel
1 to 2 Luxardo cherries, for garnish (optional)



Ready in: 50-55 minutes Makes 1 pie

Ingredients

1 (9-inch) refrigerated pie crust (store-bought)*
1 (14 oz) can **sweetened condensed milk**
2 large **eggs**
2 1/2 tsp pumpkin pie spice**
1 (15 oz) can pumpkin puree (not pie filling)
1/4 tsp **salt**

Instructions

1. Arrange an oven rack in the lowest position and heat the oven to 425°F.
2. Place 1 frozen unbaked 9-inch deep-dish pie shell on a baking sheet.
3. Whisk 1 (15-ounce) can pumpkin purée, 1 (14-ounce) can sweetened condensed milk, 2 large eggs, 1 tablespoon pumpkin pie spice, and 1/4 teaspoon kosher salt together in a large bowl until combined. Pour into the pie shell.
4. Bake for 15 minutes. Without opening the oven door, reduce the oven temperature to 350°F. Bake until a tester inserted into the center comes out clean, 35 to 40 minutes more. Let cool for at least 2 hours on the baking sheet. Serve immediately or refrigerate until ready to serve. Serve with whipped cream if desired.



CREAMY MASHED POTATOES

Ingredients

- 3 to 4 lbs Yukon Gold or Russet potatoes (peeled and cut into even chunks)
- 1 to 2 sticks unsalted butter (room temperature)
- 1/2 to 1 cup whole milk, heavy cream, or half-and-half (warmed)
- 2 oz cream cheese or 1–2 tbsp sour cream (optional, for extra richness and tang)
- Salt and black pepper (to taste) [1, 2, 3]

Step-by-Step Instructions

1. Boil the potatoes: Place the peeled, chunked potatoes into a large pot and cover with cold, heavily salted water. Bring to a boil, then reduce heat and simmer for 15 to 20 minutes until fork-tender.
2. Dry the potatoes: Drain thoroughly in a colander, then return them to the warm pot for 1 to 2 minutes to let residual moisture evaporate.
3. Warm the dairy: While the potatoes cook, heat your milk, cream, and butter together in a small saucepan until warm (never add cold dairy to hot potatoes, which causes a gummy texture).
4. Mash gently: Use a potato ricer, food mill, or handheld masher to break down the potatoes. If using a mixer, mix on low speed just until combined—over-mixing activates starch and turns the mash gluey.
5. Incorporate and season: Gradually pour in the warm dairy and melted butter, folding gently. Mix in the cream cheese or sour cream if using. Season with salt and black pepper to taste.



PHASE I BALCONY PROJECT AND RAILINGS REPLACEMENT — SPRING, 2027

New Castle County has mandated that LGCA weatherproof ALL 108 mid-rise balconies, including balcony enclosures within a reasonable amount of time.

Phase I of this project, Golf View building, will have ALL 36 balconies, including enclosures, as well as some ground floor patios completed next spring/summer, 2027.

Phase II of this project, one Valley Green Building, is projected to be completed spring/summer, 2028

Phase III of this project, the last Valley Green Building is project to be completed spring/summer, 2029.

For safety reasons, all sliders will be blocked during the work period so no one can enter or exit their balconies.

All owners with renters or family members living in your units, please reach out to them so they are as well informed as you are about this upcoming major project.

We thank you all for your assistance, patience, and understanding. We will be updating as often as possible so that you feel well informed and prepared.

***Golf View owners — we will be updating you often with communications regarding this project starting.**

Sincerely,

LGCA Council