FAIRFIELD VILLAGE

Meetings are the 2nd Tuesday of each month -6:30-7:30 pm.

41 F M. Hlavac	**225 H** Angelic	**58 E** C. Johnson & C. Baldwin	**40 B** J. Morales

Annual Meeting Minutes from 10/13/26

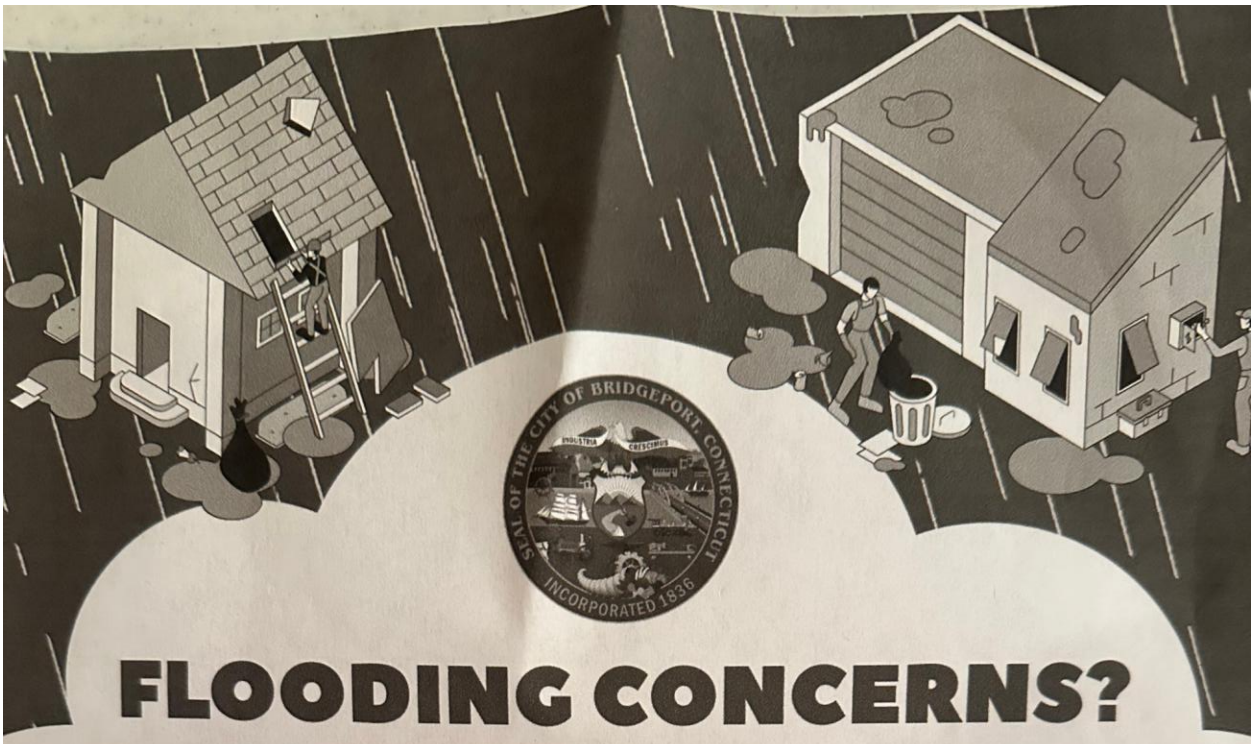
Board Members present: Paul, Serge, Ray B, Ray M., Marisa, Brittany

Opening 6:30 pm

***Next meeting scheduled for November will be off schedule and TBD to meet with John Glover, our insurance agent. *NO regularly scheduled meeting on November 10th*.**

Happenings & Updates:

****Flooding Concern Meeting Thursday, October 22nd, 2026, 5:30 pm @ North Branch Library on 3455 Madison Ave. See attached flyer…**



FLOODING CONCERNS?

JOIN US!

Thursday, Oct. 22nd, 2026, 5:30PM
North Branch Library
3455 Madison Ave., Bridgeport, CT

Join the 134th Bridgeport City Councilmembers, Engineering officials, and Public Facilities officials to discuss storm drainage, rainstorm preparation, and flooding concerns in the North End!

Contact your Councilmember for more information!



Councilwoman Michelle A. Lyons
203-414-7926
Michelle.Lyons@bridgeportct.gov



Councilwoman Loret Dubac
203-218-6300
Loret.Dubac@bridgeportct.gov

Several Units are for sale-41 D, 35 (Paul's neighbor)

Trees-Tree removal is the next project to be done. It's helpful to be done this time of year after the leaves have fallen, and they can make a better assessment of the existing trees around the property. Casey from Bartlett Tree Experts came through the complex 2 years ago, did a complete walk-through, assessed the health of existing trees, which trees are healthy, which ones need to go, and which ones will be dead soon. Moving on to phase 3. Some trees were taken down, the dead ones; limbs were cut off those that were already safety issues/hazards. *Canopy over Leslie Rd by dumpsters.

Staircases-Priority, Worst staircases will be done first. A few railings have recently been replaced. The cost is $1,500 for a railing, $4,500 for stair replacement. Makes more sense to just replace stairs at that cost.

- Sidewalk repair-all necessary due to salt from Winter snow/ice. Bid was $7,000. We have to bring in a contractor for that.

Decks/Maintenance- Most people don't shovel their decks off after a snowfall. This causes lots of rot to the wood. The cost is approx. $7,500 to replace the rotted decks that were safety issues. This is why decks have not been stained/delayed. We want to stain 58 decks before fall.

Insurance-One of the biggest expenses; it's the biggest line item on the budget. Our current premium finishes in August. $50,000 down payment due Nov/Dec $175,000 annually.

Special Assessment- to raise $90,000, began March 2026-March 2027. Will be finished.

Landscapers- Contract with Eswardo/landscapers isn't really satisfied. Eswardo isn't on site as much. Things aren't getting done. We've wanted to replace them for some time; look for better pricing. Since winter, some landscapers have reached out to us. Some removal would likely be separate, but both came in at a lower cost than when is current with Eswardo. So we're thinking it's worth it simply for the price and a fresh start.

Budget- $93,000 ubca, $189,000-Leaks need to be taken care of. The Water bill KILLS us!!! Currently $33,000 in the reserve; we always want it bigger, but things that come up- repairs- always get in the way.

- 2 units currently in foreclosure, Common charges/delinquency (over 30 days)-9 units

Community-

- Tree issue 236 building-Fairly sizeable limbs falling

- Linda, Tree left side next to back door; the tree itself is hollow
- Dumpsters, things being left outside. Let us know. Take a picture; people are fined, and landlords are told and fined
- Cameras-Car was stolen out of 9 Parking lot in March. Man lying on front porches, Lots of food delivery. We have some cameras bit we want them around the property and on dumpsters.
- 215 Bldg, tiles are loose and, it used to get cleaned 2x a year. Would like that to happened again.

The common charge increase began on March 1st, 2025.

Reminders:

- **RATS**-Building 9 has had an infestation of rats coming into the building. They have entered through attics and basements. They have destroyed unit owners' carpet, storage in basements, and eaten decorative pillows and bathrobes to make nests. Please be conscious of pet food left out in your unit. Poison has been set around the entire complex, but we need your help! Please tie trash bags going into the dumpster. Please close the doors on the side of the dumpsters. The dumpsters are their feeding grounds!

- **DO NOT FLUSH**-Nothing should EVER be flushed down toilets besides toilet paper. NO "FLUSHABLE WIPES", TAMPONS, RAGS, DIAPERS, PAPER TOWELS, COTTON BALLS, etc. Most of the plumbing infrastructure at FVCA is over 40 years old, and the pipes simply can't handle it. These items cause blockage and **WILL** cause a sewage backup of your own feces. **This is CRITICAL to all our health and sanitation!**

- **PARKING**-Remains an ongoing problem here at FVCA. Each unit may use **2** parking spots per parking lot. **There is 1 assigned numbered spot, and 1 guest spot may be used. Any additional vehicles must be parked on the street.** It is the responsibility of residents to inform their guests and visitors, as well as landlords informing the renters of units, or risk being towed. ***Any vehicle that has not moved from a guest spot or FVCA road for 10 days will be towed.***

    - All vehicles must be registered and operable.

- **Towed Vehicles**- Vehicles are towed by Midtown Autobody 203.384.1537. **The cost of a tow is upwards of $350.**

- Dryer Vent and Chimney cleanings and documentation to FVCA must be provided by November 1st TEARLY.

- Know where your water valve shut off in case of an emergency. If unsure, contact the board.

- Each unit MUST have WORKING smoke detectors and a fire extinguisher.

- **Dumpsters**-FVCA dumpsters are for residents only. NO visitors should be disposing of large amounts of trash in the dumpsters. This will result in a fine of $300. Blocking dumpsters with vehicles will result in the vehicle being towed. No exceptions!

Meeting adjourned @ 7: 32 pm.