



## Capitol Park IV Condominium Association, Inc.

741 Delaware Avenue SW  
Washington DC 20024

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phone: 202.484.5235 email: [cpivcondo1973@gmail.com](mailto:cpivcondo1973@gmail.com) web: [www.capitolparkiv.com](http://www.capitolparkiv.com)

### Welcome to the Neighborhood!

Dear New Neighbor,

We are delighted to officially welcome you to Capitol Park IV (CPIV)! Our community is a wonderful place to live, and we hope you enjoy your new home. To help you settle in, here are some key things to know:

#### Community Guidelines & Essentials

- **Trash Collection:** Regular pick-up is on **Monday, Wednesday (includes recycling), and Friday**. Bulk trash is collected on **Tuesday**. Please place items at the nearest curb **no earlier than 8:00 PM the night before and no later than 8:00 AM on collection day**. Full details are available under the Owner/Resident Info tab on our public website ([www.capitolparkiv.com](http://www.capitolparkiv.com)).
- **Exterior Alterations:** Because the exterior of your unit is condominium property, any changes (e.g., cable installations, window or door updates, painting, etc.) must be **approved** by the Board of Directors.
- **Lease Terms:** If you rent your unit, leases must be **at least 12 months long**. A copy of your lease and the CPIV Lease Addendum for all tenants must be submitted to the onsite office or management company. **Short-term and vacation rentals are strictly prohibited**.
- **Pet Policy:** Dogs are welcome but must be **leashed at all times**, and owners must clean up after them. Waste receptacles are conveniently located throughout CPIV.
- **Grilling Restrictions:** **Grilling on balconies is strictly prohibited** due to fire hazard concerns.
- **Safety & Security:** We encourage all residents to get to know their neighbors and report suspicious activity to **911**. The Association also employs **off-duty DC Police officers** who regularly monitor the property.

#### Helpful Resources

You can find essential contacts, community rules, and other resources on our public website: [www.capitolparkiv.com](http://www.capitolparkiv.com). Unit owners are encouraged use their account on BuildingLink for exclusive owner content: [www.capitolparkresidents.com](http://www.capitolparkresidents.com). Forms and additional information can also be requested via email: [cpivcondo1973@gmail.com](mailto:cpivcondo1973@gmail.com).

#### Community Contacts

- **Onsite Manager:** Bruce Buelken – 202.484.5235 (Office located at 741 Delaware Ave SW, side door, lower level)
- **Managing Agent:** Ed Bucaj, CFM Management Services (5250 Cherokee Avenue, Suite 100, Alexandria, VA 22312) | 703.941.0818 | Business Hours: Monday–Thursday (8:30 AM–4:30 PM), Friday (8:00 AM–12:00 PM)

We encourage you to attend our monthly Board meetings (held on the third Tuesday of every month), volunteer for a committee, or even consider joining the Board to help shape our community.

Again, Welcome to CPIV!

*CPIV Board of Directors*