



Capitol Park IV Newsletter

Capitol Park IV Condominium Association, Inc.

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Washington, DC 20024

Spring 2021

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From the President

Hello Fellow Neighbors,

I hope this newsletter finds you and your families safe and healthy. As we slowly transition into spring, I'm sure everyone is excited to spend as much time outside as possible. Many of our longtime residents consider the spring to be the best time of year to be at CPIV. The start of baseball season at nearby Nationals Park, the longer days, and flowering trees throughout the community all add to the energy in our neighborhood during this time. The CPIV Board shares this excitement but reminds everyone to remain socially distant and follow CDC guidelines when enjoying our spaces.

The spring is also a busy time for our property management team and for the CPIV Board. There is a lot of maintenance and projects that cannot be completed in the winter that you'll start to see progress on. We will have our normal mulching, tree trimming and ground preparation occurring over the next few months. In addition, the Board will conduct our annual property inspection in April. There are several other projects that you'll read about in this newsletter that we're excited about. We appreciate the community's patience and understanding while this work is occurring. We recognize this work can be inconvenient, especially with many residents working from home, but recognize that it's necessary to maintain our unique community.

Our current AC Plant and System will be active this spring/summer when the temperatures start to rise. The Board continues to work with our awarded consultant on Phase II of the Air Conditioning Project with the hope of sharing the study results with the community in late spring or early summer. As a reminder, a decision has yet to be made on the future of our community's Air Conditioning

In this Newsletter:

What's New?

AC Plant Update

COVID-19

Security Committee Update

Playground Update

Housekeeping and Reminders

Around the Community

Capitol Security Fencing

Museum Place

The Aya

SW Public Library

CPIV Quick References

system. The Phase II report is exploring the feasibility and cost of options for our community. Information will be distributed to the community as it's available and there will be specific Air Conditioning meetings held by the Board to answer questions and receive feedback. Be on the lookout for those discussions in the next couple of months. We understand this is a big decision for our community and are working to make information as transparent as possible.

Please read this newsletter in its entirety as we try to make it as informative as possible. If you have a topic or suggestion for future newsletters, please send it to the site office at cpivcondo1973@gmail.com. Thanks everyone and have a great spring!

-Jonathan Veal, *CPIV Board President*

Upcoming Events

Monthly Board Meeting: March 16th, 7pm (*Virtual*)

Annual Property Inspection: April 10th, 17th, 24th

This Capitol Park IV community newsletter is an important vehicle for sharing information about topics of interest to our CPIV neighborhood owners and residents, including significant developments in the immediate Waterfront area. We invite you to participate in this newsletter's evolution. If you have information you'd like to see addressed in future newsletters, [please email us](mailto:cpivcondo1973@gmail.com).

What's New?

AC Plant Update

TRC recently spent time in the community, conducting in-house inspections to document each of the nine models of home in CPIV. This gets us one step closer to the results of the Phase 2 study, which will weigh heavily in any decision the Board makes regarding the AC plant.

We thank those of you who opened your homes to TRC for the inspection. All homeowners will receive a copy of the TRC report once available. The CPIV Board will then schedule an owners' meeting to discuss the TRC study, answer questions, and listen to owners' preferences about how to move forward prior to making final decisions concerning the AC system.

COVID-19

We thank owners and residents for following COVID guidelines outlined by the DC government and the Centers for Disease Control (CDC), including wearing face masks and keeping physical distance when out and about. For the latest, visit www.coronavirus.dc.gov and www.cdc.gov.

We encourage those who qualify to register with DC for vaccination appointments (visit www.vaccinate.dc.gov). Let's continue to look out for each other during these challenging times.

Washington Gas Billing Error

Washington Gas recently had a billing error where thousands of bills went out with the wrong names. If you don't have autopay for your gas bill, DC's Office of the People's Counsel (OPC) urges you to contact Washington Gas to make sure your account is current and up to date. You can also contact the Office of the People's Counsel with any of your utility concerns at 202-727-3071 or info@opc-dc.gov.

CPIV Board Meetings

A reminder that due to COVID-19, the Board continues to host monthly Board meetings via video conference. If you have a matter to discuss with the Board, please contact the condo office at cpivcondo1973@gmail.com. Log-in information is available the BuildingLink [website](#). Board meetings are the third Tuesday of each month at 7pm, the next is March 16th.

Security Committee Update

This pandemic has been extremely challenging everywhere—certainly in our CPIV community. Unfortunately, the virus has also led to more crimes of opportunity—especially carjacking's or “jump-in” thefts of vehicles left running and unattended.

Statistics report these crimes of opportunity have more than doubled during the pandemic. Leaving your vehicle on for just a second is an opportunity!

Please try to refrain from:

- Sitting in your vehicle on a cell phone or being distracted
- Leaving your car door open/unlocked when transferring groceries or other goods to and from your vehicle
- Warming the vehicle up, even with the doors locked

Please be vigilant of your surroundings at all times. Please call 911 and inform the CPIV office if you experience or see a possible criminal opportunity in progress. Stay safe, we're ALL in this together!

Playground Update

The Board made a commitment to investing in and updating the neighborhood's playground and equipment. For every dollar that owners and residents of CPIV raised, the Board approved a 3:1 match, up to \$15,000. To date, approximately \$7,000 has been raised meaning the Board will contribute its \$15,000 maximum. It is still not too late to donate to the new CPIV playground or contribute your time and energy to the project. Monetary donations can be made via sending a check (hand written/electronic) to the CPIV office at 741 Delaware Avenue SW, marked 'Playground'. Local developer UIP has graciously offered their services and resources to help with site preparation. The new equipment has been selected and the Playground Committee is preparing a project plan, budget, and timeline, to submit to the Board for final approval. Please contact Steven Scala (sjscala@gmail.com) to join the Playground Committee.

Hopefully CPIV will have a new playground later this year!

Missed Something From a Past Meeting?

Visit the Capitol Park IV [website](#) to view past newsletters, meeting minutes, and other information.

CPIV Housekeeping and Reminders

Annual Property Inspection

One-way that CPIV works to preserve the community's physical condition and aesthetic and prioritize work to be accomplished during the year is through an annual property inspection. The CPIV Board of Directors plans to conduct the 2021 inspection in April (10th, 17th, and 24th).

We appreciate the many prompt corrections that have made after past inspections, and commend the community on how this process has improved year over year.

Trash

The Association continues to fight rats and has deployed rat boxes in impacted areas of the CPIV complex. Help prevent rats by honoring our [community trash pickup rules](#) and properly storing trash until pickup. Contact the Board if you do see rats so that we may address the problem. Your neighbors thank you for adhering to trash procedures.

Security Bar Removal and Roof Repair

The Association will remove and discard security bars on your doors and windows and repair the door and window frames; this work is done at no individual cost to you. The Association will also repair your roof at no charge to you if you remove your skylight or fireplace. Contact the condo office for more information

Installation of Cable Wiring

When you are dealing with Comcast, FIOS, DirectTV, or other service providers, we remind homeowners and residents that it is your responsibility to ensure new cable installations are correctly completed. FiOS and Comcast cables must enter units below 18 inches from the ground. DirectTV installations are more complicated; contact the office before installation.

Short-Term Rentals (e.g. Airbnb)

Please remember that short-term rentals are not permitted in CPIV. Leases must be for a period of one year minimum; a copy of the lease and the [CPIV Lease Addendum](#) are to be forwarded to the Association.

Parking Lot Etiquette

Community members have expressed concern over speeding vehicles entering and exiting our parking lots. Please be courteous to your neighbors and consider everyone's safety as your drive through the community. Additionally, please respect the fire lane markings; do not park or leave your vehicle there. Lastly, be considerate of your neighbors as you park straight and centered in your assigned space.

Pet Policy

Pets are welcome in our Capitol Park IV community, yet, we remind residents to please clean-up after your pets and to follow the Association's [pet policy](#).

Fire and Flood Prevention

An easy way to prevent fires is to regularly clean your exterior dryer vent. If you can't reach it, contact the condo office. Keep drains in below-ground unit entrances clear of debris to prevent flooding during rainstorms.

Board Approval for Exterior Alterations

Please make sure you have secured Board approval before making any exterior alterations to your unit. Changes include (but are not limited to) lighting, windows, doors, fences, satellite dishes, cables, and bush/tree landscaping.

Package Thefts

We continue to see a number of package thefts throughout the community. We encourage residents to take packages inside as soon as possible after delivery, notify neighbors if you will not be home for a delivery, and remain vigilant. Package theft is a crime of opportunity.

Consider signing up (for free) to be alerted to package shipping updates and delivery notifications:

- [USPS's Informed Delivery](#)
- [UPS's My Choice](#)
- [FedEx Delivery Manager](#)

Around the Community

Capitol Security Fencing

As many are aware, the fencing and National Guard presence in response to the attack on the Capitol are still in place. The latest is that some of it may remain into the summer and possibly the fall. We continue to work with local officials to keep us updated as the aftermath of January 6th continues to affect our community.

Museum Place

There has been significant progress at the historic Randall School ("Museum Place") on I Street SW. Most of the demolition has been completed. As construction gets underway, the CPIV Board has leased our lot behind Culture House to the construction company for an office trailer. This will bring the Association additional revenue while the project is underway. The Board will continue to work with developers, the ANC, and the city, as the project progresses, to reduce any impacts on our neighborhood.

The Aya

The Aya Short-Term Family Housing (STFH) is open and operating. The Board continues to work with the management of The Aya to ensure the safety and well-being of our community. In the fall, the Aya was awarded the DC Award of Excellence in Architecture and Washingtonian Residential Design awards for 2020 from the American Institute of Architects (AIA).

SW Public Library

The new SW Public Library is nearing completion. Its opening remains slated for "early 2021." For information on the library's progress please visit: www.dclibrary.org/newsouthwestlibrary.

CPIV Quick References

As of March 2021

Contacts

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Property Manager

Bruce Buelken

Phone: 202.484.5235

CFM Management Services

Ed Bucaj

Phone: 703.941.0818

Email: EBucaj@CFMManagement.com

Police

Phone: 911 (*emergencies and non-emergencies*)

Text: 50411 (*can include photos*)

Email: 1dwatch.commander@dc.gov

(*can include attachments, i.e. doorbell videos*)

Trash Pick-Up

General Pick-ups every Mon, Wed, and Fri

Trash must be set out prior to 8:00 a.m. the day of pick-up, but not before 8:00 p.m. the day before.

Recycle Pick-ups are on Wednesday

Please see the CPIV website for links to association and municipal recycling guidance.

Bulk Pick-ups are on Tuesdays

- Bulk trash must be set at specific curbside areas, so call the CPIV Office for locations.
- Removal of appliances and debris from remodeling work are not included in bulk trash pick-ups.

General Trash Policies

- Dispose of trash in properly sealed trash bags.
- Trash cans must be in good condition with secure lids; all trash placed in trashcans must be in properly sealed plastic bags.
- Trash should be placed outside your door or in the common area closest to your unit.
- Trash will be picked-up the following business day after a holiday.