



**Capitol Park IV Condominium Association, Inc.**  
741 Delaware Avenue SW  
Washington DC 20024

---

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:

The Association wants to officially Welcome You to CPIV! We hope that you will be very happy living in our community. Please take a moment to familiarize yourself with the top things to know in CPIV:

- Regular Trash Pick-up days: Monday, Wednesday (includes recycling) & Friday; Bulk Trash pick-up day: Tuesday. These items should be set at the nearest curb by 8:00 am the day of pick-up and no earlier than 8:00 pm the night before (see complete policy via Owner/Resident Info tab on website).
- The exterior of your unit is condominium property, so all exterior alterations must be approved by the Board of Directors (e.g., satellite dishes, cable, windows, painting, etc.).
- If you rent your unit, all leases must be for at least twelve (12) months. The Board requires that a copy of your lease and lease addendum for all current and future lessees be submitted to the onsite office and/or management company. Short term and vacation rentals are strictly prohibited in CPIV.
- Dogs are welcome in our community, but must be leashed and their droppings picked-up and properly discarded. There are several waste receptacles located on CPIV property for your convenience.
- Absolutely no grilling on the balconies, as it's prohibited and a fire hazard.
- Get to know your new neighbors and always call 911 to report any suspicious/criminal activity. The Association also employs several off-duty DC Police officers who monitor the property.

You can find the Association's primary contacts, rules and other helpful resources on the CPIV public website ([www.capitolparkiv.com](http://www.capitolparkiv.com)). We also encourage unit owners to set-up an account on BuildingLink for access to owner-only content and communications ([www.capitolparkresidents.com](http://www.capitolparkresidents.com)).

All forms and other helpful information may also be obtained by submitting an email request to the CPIV mailbox ([cpivcondo1973@gmail.com](mailto:cpivcondo1973@gmail.com)), or by contacting our onsite Manager, Bruce Buelken at 202.484.5235. The onsite office is located at 741 Delaware Ave. SW (side door, lower level).

Ed Bucaj is the Community Liaison for our managing agent, CFM Management Services. Their address is 5250 Cherokee Avenue, Suite 100, Alexandria, VA 22312. Telephone 703.941.0818. Their business hours are 8:30am to 4:30pm, Monday thru Thursday, and 8am to 12pm, on Friday.

Finally, we encourage you to attend our monthly board meetings (third Tuesday of every month), contribute to one of our committees, or consider joining the Board.

Again, We Welcome You!

***CPIV Board of Directors***