



# Capitol Park IV Newsletter

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: [capitolparkiv.com](http://capitolparkiv.com)

## Greetings CPIV Owners and Residents!

As we celebrate our 50<sup>th</sup> year as CPIV Condominium this August, we want to acknowledge all that's been accomplished by staff members, volunteers, and Board members, who over the past several decades have dedicated their valuable personal time and skills to see that we live in a beautiful, safe and financially stable community.

Below are several snapshots from the early days of Capitol Park IV. The first one includes architect Chloethiel Woodard Smith, who designed our property and contributed to the wider Capitol Park development. Today's mature trees and expanded green spaces provide a striking contrast to the appearance of CPIV several decades ago.

In 1952, Smith collaborated with others on a bold master plan to radically redevelop Southwest DC. She was challenged to implement her theories of community in a highly visible development that transformed our area, combining town houses with high-rise apartments in a dense urban fabric with ample green space.

Ms. Smith collaborated with landscape architect Dan Kiley to create well-designed spaces both indoors and outdoors. The project won the AIA Award of Merit in 1963, but was also seen as controversial for clearing low-income housing that mainly affected the African American community.



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### "Top 5" Things to know about CPIV

## Pool Access

The pools located at Capitol Park Plaza (201 I St SW) and Capitol Park Towers (301 G St SW) are open! CPIV residents can use both pools, but must obtain separate passes for each location. The details to obtain passes are available on the CPIV public website, or via the CPIV office. You can also contact the apartment management offices directly; 201 I St SW #202.488.4500 or 301 G St SW #202.519.6128.

In addition, the nearest public (and free) pool is located at 25 I Street SW, between Gallery 64 and South Capitol Street. For more information, call #202.727.1420.

## AC is On!

The central air conditioning plant is up and running for the season. To maximize your AC system, make sure that your intake/return vents on the lower floor of your unit are CLOSED, and the intake/return vents on your top floor are OPEN. In addition, be sure to replace your air filter regularly and if you have a booster pump, make sure that it's switched on.

## Window AC Units vs Floor Register Fans

Some CPIV units need additional help cooling the upper floors in warmer weather, so some residents resort to installing a window mounted AC unit. However, there's an economical alternative to traditional AC window units. A few residents recently installed the Infinity Register Booster Fan and are pleased with its performance. The devices are available from Amazon for \$69.99 via the following link: [https://www.amazon.com/dp/B07H8R7X2M?ref=cm\\_sw\\_r\\_cp\\_ud\\_dp\\_CNH0RXA0QT9N4Y235V7E](https://www.amazon.com/dp/B07H8R7X2M?ref=cm_sw_r_cp_ud_dp_CNH0RXA0QT9N4Y235V7E).

## Finance update

On the financial front CPIV is performing well. Our reserves are increasing, since we followed our disciplined approach over the last ten years of saving for the future and addressing legacy issues with our infrastructure, which have subsided to a manageable level. Additionally, increased maintenance and monitoring have greatly improved our position with our infrastructure assets. Investment strategies are now being developed, so cash flow should not be an issue as it was periodically in the past.

Delinquencies are at a manageable level, but we hope the issue will decrease further as the Association pursues all legal avenues to recover funds that belong to the Association (All owners). Late notices are sent if payments are not received in a timely manner, but only if amounts are above \$50. All owners should check their account status with CFM, as some accounts owe \$7, \$12, \$20, etc., usually stemming from the first month of the calendar year assessment increase.

Overall CPIV is in a good place, where the Association has no debt, has cash on hand to pay for almost any emergency, and can continue the yearly upgrade of infrastructure as planned.

## Delaware Avenue Circle Sculpture

Look for a new sculpture in the Delaware Avenue Circle later this year that will enhance the eastern edge of our property. Two CPIV Board members participated on the selection team in January that was hosted by the SWBID and Lowe Enterprises. Ten submissions from various artists were discussed and rated among the group. One of the three finalists designed the recently installed "hurricane water level" art piece at the Wharf Fish Market. The winner will be officially announced shortly and installation is projected to be completed this year.

## Washington Gas Line & Meter Work

Washington Gas has been busy in SW and in our community making repairs, rerouting gas lines and moving meters. Please notify the CPIV office if you have called the gas company with respect to any possible leaks, or if Washington Gas plans to work on relocating your unit's meter or regulator. We need to make sure that the scope of work being done by Washington Gas is what has been agreed to by CPIV.

## Playground Update

The neighborhood's playground and its equipment was updated and improved over 2021. The Board would like to thank all of those involved, especially the Scala family, who spearheaded the effort. With the new space becoming available in September 2021, the CPIV community has been able to enjoy a new gathering space. With the ever-growing number of CPIV families with children, the playground has become a popular amenity and there is always someone enjoying the space. The Board also installed 2 picnic tables within the playground which allows family additional opportunities to gather and enjoy the space.

In addition, the Board has recently approved and installed a Sharing Library box located just outside the playground gate. These mini neighborhood libraries are becoming more and more popular across the city. Now we have one in CPIV! Need a book? Have a book? Stop by and take a look!

Reminder: Please do not leave unwanted furniture in the playground. If you have a specific need or suggestion for additional amenities, please reach out to the CPIV Playground Committee.



## Monthly meetings in new Hybrid Format

The CPIV Board has adopted a hybrid meeting format so unit owners and Board members alike can attend in-person at the onsite office (741 Delaware Ave. SW) or virtually. Virtual access details are posted in the BuildingLink calendar.

In addition, CPIV unit owners can easily review the monthly meeting agenda a few days in advance of the meeting via the BuildingLink home page. Take the opportunity to see what issues are addressed by your Board members and management team. Past meeting agendas are archived in the Building Library, as well as virtual recordings and meeting minutes.

Monthly Board meetings take place on the third Tuesday of the month and start at 7pm. Specific dates are highlighted on CPIV's public website and BuildingLink calendar.

## Posting on Bulletin Board

Need a plumber or HVAC annual maintenance cleaning recommendation? Unit owners should use the Bulletin Board feature on the BuildingLink home page. By participating you can also share helpful information with your CPIV neighbors. Can you recommend a good air duct cleaning service? Do you want to rent your parking space? Try using the Bulletin Board to communicate with your fellow unit owners.

## Check and/or Modify Your Personal Profile

CPIV unit owners should periodically check their personal information via the My Profile link in the upper right corner of the BuildingLink home page. For example, modify your phone number, email address, emergency contact, or pet information via this feature. Be sure to click the green Save Changes button at the bottom of the page when you have finished!

## New Roofs for Some Units

The Board recently reviewed and approved several bids for the installation of completely new roofs. The work will occur during the summer months.

## Security Update

Community policing, youth outreach, and education initiatives are activated in post-pandemic operations to mitigate crime and promote SW area safety.

Your CPIV Board is in discussions with community groups, our off-duty police officers that patrol our property on a varying schedule, and local law enforcement agencies to enhance working together to help combat crime. The Board also is considering partnering with other SW communities to create a neighbor action team to coordinate and implement community surveillance tactics. Interested CPIV residents willing to participate can contact the CPIV office.

If you experience or see a possible criminal opportunity in progress, please:

- Call DC Police at 911
- Send DC Police text tips using #50411 (can include photos).
- Email DC Police at [ldwatch.commander@dc.gov](mailto:ldwatch.commander@dc.gov) (can include doorbell camera video/photos).
- Notify the CPIV Site Office at: [cpivcondo1973@gmail.com](mailto:cpivcondo1973@gmail.com) or call (202) 484-5235.
- Turn on your front entry and rear patio lights (especially if you have raised rear stairs).
- Consider installing a doorbell camera for your front entry door. The city continues to offer a rebate to purchase doorbell cameras; visit: <https://ovsjg.dc.gov/page/private-security-camera-rebate-program>. Also, be sure to check BuildingLink or our public website for CPIV Rules regarding proper installation.

## Fire and Flood Prevention

An easy way to prevent fires is to regularly check and clean your exterior dryer vent. If you can't reach it, contact the condo office for a recommendation. With respect to limiting the risk of flooding, residents with below ground unit entrances should monitor and clear any accumulation of debris from the drain cover located directly outside their units.

## Rented Bikes and Scooters on CPIV Property

Bikes and Scooters are popular modes of transportation for some CPIV residents, but they must not be attached to CPIV light poles, which are fragile and not designed to withstand such use. Users are required to leave and lock rented Bikes and Scooters on public property along G Street and not on CPIV private property. CPIV staff has been instructed to cut the locks and cables of offending vehicles on our private property and relocate them to G Street. In addition, since some of our residents have vision and mobility issues, users must be mindful not to block sidewalks or entry doors.

## “Top 5” things to know about CPIV

### 1. Prior Board Approval Required for All Exterior Alterations.

This includes installing new windows, cable and satellite dishes, fences, etc. Failure to do so may result in a significant expense on your part to correct violations and possible fines.

### 2. Trash Pick-up

- **Regular trash pick-up is on Monday, Wednesday and Friday mornings.** All items must be set out by 8:00 a.m. the day of pickup, but not before 8:00 p.m. the previous day. If possible, wait to set out trash until morning to limit pests. When pick-up falls on a holiday, it's rescheduled for the following business day.

- **Bulk Trash Pick-up is Tuesday morning.** Place items at the street curb. Residents must independently arrange for the removal of construction/remodeling debris and appliances.

- **Recycling Pick-up is Wednesday.** Place your recyclables in paper bags, throwaway cardboard boxes or reusable plastic recycling bins. Flattened cardboard boxes are also removed on recycling day. Check CPIV website (Owner/Resident Info tab) for more details.

### 3. Dogs

Dogs must be leashed at all times and their droppings properly discarded in the receptacles located throughout the CPIV property, or in your own trash.

### 4. Short-Term Rental of CPIV Units Prohibited

Daily, weekly and monthly rental of CPIV Units is prohibited by our Bylaws. Lease terms must be at least one year. All lessors must submit to the Board a current copy of their lease agreement and lease addendum. Violation of this Bylaw is a serious offense and may result in a \$2,000 fine and/or legal action by the Board. If you are aware of units that are being rented for periods of less than one year, please contact the Board.

### 5. No Grilling on Balconies

Per CPIV's Insurance, Bylaws and DC law, grills (gas, wood, electric or charcoal) may NOT be used on balconies. Violators will be fined. Think safety!