



Capitol Park IV Newsletter

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Greetings CPIV Unit Owners and Residents!

We hope you enjoy this latest update on what's happening in our Association. Cheers!

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"Top 5" Things to know about CPIV

Unit Owner Account Balances in BuildingLink

Good news! All CPIV unit owners can review their account balances and transaction history with our property management company (CFM) in [BuildingLink](#).

Once you log in to the system, there's a box in the upper right-hand corner of the home page that reflects your balance. Once you click on the box, a detailed transaction history is displayed.

CPIV unit owners should review their balances periodically, since small outstanding amounts persist on several accounts.

Please note if you own multiple units at CPIV, you have different account numbers for each property. So when accessing the BuildingLink system, you need to be mindful which unique ID/password you're using to see the details for that unit.

Special thanks to the CPIV Digital Assets/Website Committee for surfacing this feature in BuildingLink.

If you have any questions about your account balance, please contact CFM at 703.941.0818. Any questions about accessing BuildingLink can be directed to the CPIV site office at 202.484.5235.

Swimming Pool Access

CPIV residents have 3 options for accessing swimming pools in our neighborhood.

Capitol Park Plaza (201 I Street) - Applications must be submitted to the Capitol Park Plaza Leasing Office located at 201 I Street, SW. Their office is open by appointment only, so contact them at 202.488.4500 to schedule an appointment to obtain a free pool pass.

Capitol Park Tower (301 G Street) - Pool application and passes are available at the rental office at 301 G Street SW, during office hours of Monday through Friday 10:00 a.m. to 5:00 p.m. Direct inquiries to 202.519.6128.

- **Seasonal Passes** / 1 Adult - \$100, 2 Passes - \$150, 3-4 Passes - \$200, and \$20 per additional family member (over 4 people).
- **Monthly Passes** / 1 Adult - \$50, 2 Passes - \$75, 3 Passes - \$100 and \$30 per additional family member (limit 2 child per adult).
- **Daily Passes** / Pass \$10. Free for children under 5 years old. Limit 2 children per adult.

Randall Recreation Center (25 I Street) – According to the website (<https://dpr.dc.gov/page/randall-pool>) pool access hours are Mon, Tues, Thurs & Fri: 12 pm - 8 pm and Sat & Sun: 10 am - 6 pm (closed Wednesdays). The pool is free to all DC residents with proof of residency (license, ID, utility bill, etc.).



Tips for Staying Safe in CPIV

Lieutenant Matthew Romeo of the First District of Washington D.C. has been working for the Metropolitan Police Department for 20 years and has been working directly with the CPIV community for nearly 18 years.

We were able to sit down with him and do a Q-and-A on some of the most important safety topics, to gather his thoughts and guidance to help everyone keep themselves and their belongings safe.

Question: What are some of the most important things that people in the CPIV community can do to help prevent crime?

- Safeguard your property with wheel locks for vehicles, anti-theft devices on bicycles, etc.
- Install a Ring Camera and motion activated spotlights, if possible.
- Air tags really help when a crime does happen and often the police can make cases by tracking an air tagged device such as a phone or vehicle.
- Be aware of your surroundings as most times the perpetrators seek out an easy target such as citizens walking with their eyes glued to their phone.
- MOST important is calling 911 for suspicious activity. The police cannot be everywhere and we really rely on citizens to call 911 and report any suspicious activity no matter how slight. When you call a good tip is to ensure a good description of the subjects involved in the activity and what the activity is.

Question: What are the biggest risk factors you see for crime when patrolling the CPIV community?

- Vehicles idling with the keys in ignition. This could be delivery drivers, but this is how a lot of our stolen vehicles occur. Be mindful of not sitting in your vehicle too long.
- Leaving property visible inside your vehicle attracts the attention of auto theft suspects.
- Packages left out on the porch for extended periods of time.
- Residents should keep sliding glass doors and windows locked.

Question: Are there specific days or times that put people at greater risk for being the targets of crime in the CPIV community?

- Yes. In the First District I have noticed most our crime occurs between the hours of 7pm – 2 am. I would say Friday and Saturdays are our busiest days for crime.

Question: If someone wants to file a police report, what is the best way to go about that, either by email or phone?

- Calling 911 is the best way for sure. If the incident is not in progress and not immediate, 911 may forward the caller to the Telephone Reporting Unit.

Question: Anything else that comes to mind in terms of general thoughts about crime prevention in the community?

- Something like a Neighborhood Watch could be a good idea. In lieu of that, communication between residents when a particular crime is occurring such as package thefts can help prevent further crimes.

Lieutenant Romeo added that Capitol Park IV is located in PSA 105 and there is a seven percent reduction in crime this year in our district.

Thank you to the Lieutenant for taking the time to share his insights with us!

Culture House and Capitol Skyline Changes

[Culture House](#), originally Friendship Baptist Church (built in 1886), is among the few buildings left after the mid-century urban renewal efforts that reshaped Southwest DC. Following the colorful makeover by artist HENSE (Alex Brewer), the space was resurrected as Culture House. Now, the National Community Church has acquired the site for \$5,900,000. It will be interesting to see how the new owners manage the iconic structure and its future offerings.

In addition, significant changes are coming to the Rubell family's Capitol Skyline Hotel at 10 I Street SW. Plans to raze it have been submitted to the city and fencing has gone up around the building. Here's a link to an interesting article by John Deferrari about the history of the property =>

<https://streetsofwashington.substack.com/p/capitol-skyline-a-mid-century-modern>



Randall Renovation Plans

Improvements are slated to commence at Randall Recreation Center. Detailed plans can be reviewed via this link => <https://dgs.dc.gov/node/1710956>. There are three presentations posted on the landing page, two from 2024, and the most recent one posted in March 2025. We understand the final design meeting will take place this summer and construction shall begin later this year.

Shared Spaces, Shared Pride: Why Exterior Maintenance Matters

As part of our annual tradition, spring/summer brings unit-by-unit reviews of each home's exterior. These aren't just walkarounds with clipboards—they're part of how we protect the long-term value, safety, and pride of our shared community.

We understand that receiving a maintenance notice can raise questions. But keeping up with small fixes helps preserve the integrity of our neighborhood and strengthens everyone's investment.

Why These Repairs Matter - Even one neglected railing or damaged panel can impact:

- **Home Values:** Lenders, buyers, and appraisers evaluate the whole community, not just your unit. Deferred maintenance anywhere can reduce value everywhere.
- **Structural Health:** Unrepaired wear on one unit can lead to water intrusion, rot, or safety risks that spread to adjacent areas.
- **Community Appeal:** A well-maintained exterior makes a lasting impression—and helps attract responsible, thoughtful neighbors.

We each maintain our piece of the whole. Together, we build a neighborhood worth coming home to.

How Maintenance Affects Lending and Marketability

One of the biggest challenges in condominium financing is that lenders often view condos as riskier than single-family homes. This is due to several factors:

- **Condo Associations** – Lenders must evaluate the financial health of the entire condo association, not just your personal finances.
- **Owner-Occupancy Rates** – A high number of rental units can limit loan options or raise interest rates.
- **Reserve Funds** – Mortgage providers want to see sufficient reserves for major repairs and emergencies.

Because of these added layers of risk, lenders apply more scrutiny to condo communities. A well-kept exterior sends a strong signal that we're a financially sound, proactive, and well-managed association, one that supports every homeowner's ability to refinance or sell when the time comes.

Your Questions, Answered

- **Why am I responsible for something in a shared area?** While certain exterior elements are located in common areas, our HOA guidelines assign upkeep to individual owners. Maintaining your part helps protect everyone's property.
- **Why are the entry, storm, and screen doors (and their hardware) a concern?** All doors must be intact, properly installed, and uniform. Hardware should match in style, finish, and color, especially in tandem units, where consistency is key.

- **Why are dryer vents and lint traps an issue?** Clogged or neglected dryer vent lines are a serious fire hazard. Owners are responsible for regular cleaning and maintenance of vent ducts and covers.
- **My neighbor's unit looks worse—why wasn't it flagged?** Inspections are careful, but not perfect. If we missed something, please speak up. We appreciate the extra set of eyes.
- **I fixed this already—why is it listed again?** Sometimes repairs don't hold up due to weather or material quality. We're happy to clarify what still needs attention.
- **What if I can't afford repairs right now?** Reach out—we're here to work with you. Flexibility may be possible depending on the circumstances.
- **Does this really affect resale or refinancing?** Yes! Lenders evaluate the *entire* condominium property's condition. A well-maintained community supports strong resale values and smooth loan approvals.

Need Help or Have Questions?

We're here to support you. If you have concerns about your maintenance notice, want to clarify responsibilities, or just need a conversation, please contact Bruce Buelken, Property Manager, 202.484.5235, or via cpivcondo1973@gmail.com.

Watering During Hot Weather

Our site manager requests that residents monitor the landscaping in their front and backyards during hot weather, since some plants (e.g., Azaleas) require frequent watering during hot spells. Your assistance in hydrating them, which is most effective in the early morning or evening hours would be helpful.

Owner Feedback Survey

A team consisting of three Board members and one unit owner are developing an Owner Feedback Survey. They've been developing the appropriate questions, format, execution, and analysis approach of the survey. In a nutshell, they intend to solicit constructive feedback with respect to how the Board, office staff, and CFM might improve communication with our residents and what positive changes based on your feedback might improve CPIV.

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.

Where does the money go?

In 2025, our condo association is operating on a budget of \$2.35 million to serve our 243 homes. Where does that money come from and where does it go?

For every \$100 in our annual budget, about \$94 comes from residential assessments (the dues we pay). \$3 comes from interest on our reserve funds (our savings), another \$2 comes from parking space rentals, while the final \$1 comes mostly from late fees and fines.

Based on our 2025 budget, for every \$100 you pay to the association:

- \$19 is reserved for large expenses*
- \$19 pays for water/sewer
- \$10 pays for air conditioning (\$7 of which goes electricity)
- \$10 is spent on maintenance of buildings and facilities (painting, plumbing, minor roof repairs, etc.)
- \$9 is used for landscaping and maintenance of the grounds
- \$9 goes toward insurance for the association
- \$9 is spent on payroll and property management
- \$7 is spent on trash removal services
- \$6 for professional services (legal, accounting, etc.)
- \$2 on office/administrative costs (rent, equipment, etc.)

*Reserves are our association's savings. These funds are used for larger repairs and expenses within the community. The association plans for reserve expenditures, but they are not budgeted annually. Reserves are spent on things like roof replacements, major repairs to common utility infrastructure (plumbing, sewer, lighting, etc.), sidewalk repairs, repaving parking lots, and other capital projects.

Monthly Meetings

The CPIV Board of Directors holds its monthly meetings in the onsite office at 741 Delaware Ave. SW. Unit owners can attend in-person 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 meetings take place on the **third Tuesday** of the month and start at 7:00 p.m. Specific dates are also highlighted on [CPIV's public website](#).

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, to modify their phone number, email address, emergency contact, or pet information. Be sure to click the green "Save Changes" button at the bottom of the page when you have finished!

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 share helpful information with your CPIV neighbors. Can you recommend a good air duct cleaning service? Do you want to rent your parking space? Check it out!

"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!