



Capitol Park IV Condominium Association, Inc.

741 Delaware Avenue SW
Washington DC 20024

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Welcome to the Neighborhood!

Dear 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:

- All exterior alterations must be pre-approved by the Board of Directors (e.g. satellite dishes, cable, windows, painting, etc.)
- Regular Trash Pick-up days: Monday, Wednesday (includes recycling) & Friday at 8am.
Bulk Trash pick-up day: Tuesday at 8am.
- All leases must be for at least twelve (12) months. The Board requires that a copy of your lease and/or lease addendum for all current and future lessees be submitted to CFM, the managing agent, even if you plan to lease only a portion of the unit. Short term and vacation rentals are strictly prohibited in CPIV.
- Dogs must be leashed and their droppings picked-up and properly discarded, inside of, or in the rear of the unit.
- Absolutely no grilling on the balconies.
- Get to know your new neighbors, and always call 911 to report any suspicious/criminal activity. The Association also has several off-duty DC Police Officers (Downs, Owen and Romeo) who monitor the property.

All forms and other helpful information may be obtained 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, please sign-up to join the CPIV Yahoo Group email list serve to stay “in the know”. We also encourage you to consider joining one of our Board’s Committees, or joining the Board.

All of this information can be found on the Association’s website located at the top of this letterhead.

Again, we Welcome You!

CPIV Board of Directors