



# 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!

## In this Newsletter:

### What's New?

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## Swimming Pool Passes

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 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)

The pool is free to all DC residents with proof of residency (license, ID, utility bill, etc.) Direct your inquiries to 202.727.1420. Pool hours: Mon, Tues, Thurs & Fri: 12:00 p.m. to 8:00 p.m., Sat & Sun: 10:00 a.m. to 6:00 p.m. (closed on Wednesdays).

## Delaware Avenue Circle Sculpture

A sculpture was recently installed in the Delaware Avenue Circle that enhances the eastern edge of our property.

Two CPIV Board members participated on the selection team in January 2023, hosted by the SWBID and funded by Lowe Enterprises.

Ten submissions from various artists were reviewed and rated among the group. Artists/teams who received the highest ratings were Jennifer Geiger & Martha Spak, Kirk Seese, Patrick McDonough & Curry Hackett, and Mary Early. Below are images of their respective submissions for your enjoyment.

The winning sculpture "Home Spun", was created by Martha Spak and Jennifer Geiger. See Martha below at the unveiling that took place on April 15. Our neighborhood will likely enjoy this welcome addition for many years to come!



## Where Does the Money Go?

Each year, our condo Association operates on a budget of \$2.3 million to serve our 243 homes. The annual budget shows in fine detail how that will be spent. For those of us who aren't accountants, it can be hard to understand where the money goes.

For every \$1 the Association spends, about \$0.95 comes from residential assessments (dues). \$0.02 comes from interest on our reserve funds (our savings), another \$0.02 comes from parking space rentals. The final 1¢ comes mostly from late fees and fines.

In 2024, for every \$1 you pay to the Association:

- \$0.22 is put into reserves\*
- \$0.19 pays for water/sewer
- \$0.10 for air conditioning (6¢ of which goes electricity)
- \$0.09 is used for landscaping and maintenance of the grounds
- \$0.09 is spent on maintenance of buildings and facilities (painting, plumbing, minor roof repairs, etc.)
- \$0.08 goes toward insurance for the association
- \$0.08 is spent on trash removal services
- \$0.08 is spent on payroll and property management
- \$0.05 for professional services (legal, accounting, etc.)
- \$0.03 on office and administrative costs (rent, equipment, etc.)

\*Reserves are our Association's funds for future infrastructure repair and/or replacement. The Association plans for reserve expenditures, as an amount (\$250,000) 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.

## Insurance Challenges at CPIV

CPIV is experiencing significant difficulty in securing multiple bids for our Master Insurance Policy. Our policy is renewed annually and for this year specifically, only one insurance company responded to our request for a bid, and it was submitted a mere handful of days before the expiration date.

CPIV Bylaws requires that we secure insurance and our current policy doubled in cost, from \$86,906 to \$170,000, forcing the Board to decrease its reserve contributions and dedicate the majority of the monthly assessment increase to this line item.

While the Association cannot predict how large next year's renewal increase will be, we can expect a higher rate, assuming a policy can be secured at all.

Our property management company (CFM) works with a broker to secure bids on behalf of CPIV, and it's becoming clear that we cannot assume reasonable coverage will be available.

The Wall Street Journal published an article in the June 18 print edition entitled, *Jump in Insurance Costs Strikes Condos* (by Nicole Friedman), who reports how higher premiums are raising the cost of ownership and making it harder to sell some units. CFM recommends that CPIV unit owners check it out.

To mitigate our risk in this environment, CPIV unit owners must work together to avoid any future claims that could cause us to lose coverage. At a minimum, CPIV unit owners must pay close attention to maintaining their homes to mitigate the risks of too many claims being filed on our policy.

## Know Your Unit's Shut-Off Valves

To limit risk the Association, unit owners and tenants alike must know where their Water Supply Shut-Off Valves are located in their units. Best practices require that valves are tested periodically and replaced if necessary.

Here's a comprehensive list for your review:

- Water Main (Site Manager can help you locate it)
- Toilets
- Sinks
- Dishwasher
- Ice maker
- Washing machine
- Air Conditioning
- External spigot (if applicable)

## Real Property Tax Relief

DC provides some unit owners with Real Property Tax Relief. If your unit is your principal residence, the DC Homestead Deduction reduces your real property assessed value, which translates into a credited amount that's likely close to one month's condominium assessment, so be sure to take advantage of it.

In addition, the Senior Citizen credit reduces your annual property taxes by **an additional 50%**. If you haven't done so already, do yourself a favor once you've turned 65 by going online to apply for it. In addition, your total household adjusted income must be less than \$125,000, and you must have at least 50% ownership of your unit to qualify.

Applications for these benefits must be submitted electronically through [MyTax.DC.gov](https://www.mytax.dc.gov). Alternatively, contact the Office of Tax and Revenue's Customer Service Center at 202.727.4829 if you wish to seek a waiver from the electronic filing requirement.

## Security Town Hall and Reminders

CPIV hosted a virtual Security Town Hall meeting with 1D Police on June 20 => <https://fccdl.in/1Y4hEXExie>.

- One highlight was DC's continued rebate offer for residents purchasing doorbell cameras => <https://ovsjg.dc.gov/page/private-security-camera-rebate-program>.
- Another recommendation was to join [CameraConnect DC](#), the new Metro Police community camera-sharing program. By registering your camera system you give officers advance knowledge of available sources of evidence should a crime occur near your home => <https://mpdc.dc.gov/cameraconnectdc>.

In addition, if you experience criminal activity:

- Call DC Police at 911
- Send DC Police text tips using #50411 (can include photos).
- Email DC Police at [1dwatch.commander@dc.gov](mailto:1dwatch.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.
- In addition, turn on your front entry and rear patio lights (especially if you have raised rear stairs).

## 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.

## Monthly meetings

The CPIV Board holds its monthly meetings in the onsite office at 741 Delaware Ave. SW, and 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 Board meetings take place on the **third Tuesday** of the month and start at 7:00 p.m. Specific dates are 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!