Caitlyn Mars

From: Nadine Johns [redacted]
Sent: Thursday, October 23, 2025 5:38 PM
To: Caitlyn Mars
Subject: Re: Boston Commons Master HOA – Legacy STR License Submission (LDC23-001)
Attachments: Boston Commons STR Petition.pdf

Boston Commons – Supplemental Petition Submission (LDC23-001)

Dear Ms. Mars,

It was a pleasure meeting you at the October 21 Planning Commission hearing. I also want to express my appreciation to you and the Commissioners for your patience and professionalism—this was my first time attending such a hearing, and I truly valued the experience.

Attached is the completed Boston Commons Petition of Owner Support, now reflecting signatures from additional unit owners who were not able to sign before the initial submittal deadline. The petition represents 99 units in our 120 unit complex. We respectfully request that this updated petition be added to the new materials packet provided to the Planning Commission and Board of County Commissioners for continued discussion of LDC23-001 (Short-Term Rental Ordinance).

I will also attend the November 19 Planning Commission hearing and will be available to answer any questions regarding Boston Commons' request for Legacy STR consideration.

Thank you very much for your time and continued assistance.

Warm regards,

Nadine Johns
President, Board of Directors
Boston Commons Master HOA, Inc.
6380 S. Boston Street, Unincorporated Arapahoe County, CO 80111

[redacted]

On Mon, Oct 20, 2025 at 2:51 PM Caitlyn Mars <CMars2@arapahoegov.com> wrote:

> Hello,
>
> Thank you for your email.

The materials for the October 21st Planning Commission hearing have already been uploaded to the website. This email is to confirm that I have received your email and will add it to the new materials to be provided to the Planning Commission at the hearing.

If you have any questions, please reach out.

Thank you,

Caitlyn

Caitlyn Mars

Zoning & Weed Control Manager

Public Works & Development

6924 S Lima St. | Centennial, CO 80112

Weed Control: 720-874-6713 | Zoning: 720-874-6711

Direct Line: 720-874-6753 - (I may be able to respond quicker by email.)

I value and respect boundaries related to work-life balance and well-being, and I acknowledge that my work hours may not be your work hours. Please do not feel obliged to respond to this email outside of your normal working hours.

Please Note: Under the Colorado Open Records Act (CORA), messages sent by or to me on this Arapahoe County owned e-mail account may be subject to public disclosure.

From: Nadine Johns [redacted]
Sent: Friday, October 17, 2025 5:57 PM
To: Caitlyn Mars <CMars2@arapahoegov.com>
Subject: Boston Commons Master HOA – Legacy STR License Submission (LDC23-001)

Dear Ms. Mars and Planning Staff,

On behalf of Boston Commons Master HOA, Inc., I am attaching our submission regarding the proposed Short-Term Rental Ordinance (LDC23-001). This request asks that residential condominium communities converted from hotel use, such as Boston Commons, be included within any Legacy Short-Term Rental (STR) licensing provisions adopted by Arapahoe County.

This submission is made by Boston Commons Master HOA, Inc., through its President, with notice to all members of the Board of Directors.

Included Attachments:

1. Board Submission Letter – Legacy STR Request

2. Proposed Amendment – Legacy STR License

3. Petition of Owner Support (initial signatures)

4. Owner Email Instructions (for circulation to individual owners)

Additional petition signatures will be forwarded as received. Thank you for including this submission in the public record for the October 21, 2025 Planning Commission hearing and any subsequent Board of County Commissioners proceedings.

Sincerely,

Nadine Johns

President, Board of Directors

Boston Commons Master HOA, Inc.

6380 S. Boston Street

Unincorporated Arapahoe County, CO 80111

[redacted]

Boston Commons Master HOA, Inc.

6380 S. Boston Street, Unincorporated Arapahoe County, CO 80111

Support for Legacy Short-Term Rental (STR) License – LDC23-001

We, the undersigned owners of condominium units at Boston Commons, support the HOA's formal request to Arapahoe County to establish a Legacy Short-Term Rental (STR) License recognizing our community's long-standing and lawful STR use. Boston Commons was originally The Holtze Hotel and has historically permitted nightly and weekly rentals under its recorded governing documents. We respectfully ask that the County include Boston Commons within any adopted Legacy STR licensing provisions.

Name	Unit #(s)	Signature/Electronic Acknowledgement	Date
Angela Robertson	117	Angela Robertson	10/17/2025
Alexey Firsov	295	Alexey Firsov	10/17/2025
Bin Jiang	155	Bin Jiang	10/20/2025
Lalu Thomas	237	Lalu Thomas	10/17/2025
Ben Turner	225, 227, 321, 323, 325, 327, 121, 123, 125, 127, 221, 223	Ben Turner	10/20/2025
Jason Ruscio	131	Jason Ruscio	10/18/2025
Alon Mor	263, 143	Alon Mor	10/18/2025
Debra Aragon	253	Deborah Aragon	10/17/2025
Brian Hess	307	Brian Hess	10/17/2025
Julie Bulatovic	185	Julie Bulatovic	10/17/2025
Joseph Wang	343	Joseph Wang	10/17/2025
Carin Blessinger			
John Beauprez	135, 141	John Beauprez	10/18/2025
Steven Bass	285, 297, 337, 387, 395	SBass	10/17/2025
Christine Shreeve	101	Christine Shreeve	10/17/2025
Chris ~~Paseo~~ Nelson	311	Chris ~~Paseo~~ (Nelson)	10/18/2025

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Electronic acknowledgments or typed names are acceptable for HOA submission

Boston Commons Master HOA, Inc.

6380 S. Boston Street, Unincorporated Arapahoe County, CO 80111

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Name	Unit #(s)	Signature/Electronic Acknowledgement	Date
Lingjia Hu	347	Lingjia Hu	10/17/2025
Yishai Cohen	265, 167	Yishai Cohen	10/20/2025
Max Jamshidi	197	Max Jamshidi	10/20/2025
Adi Waissman	231	Adi Waissman	10/17/2025
Michael Galansky	191	Michael Galansky	10/17/2025
Aiperi Zhumaeva	111	Aiperi Zhumaeva	10/17/2025
Sai Patel	281, 377	Sai Patel	10/18/2025
Dave McManus	205	Dave McManus	10/17/2025
Deborah Agles	371	Deborah Agles	10/18/2025
Tomer Saban	261	Tomer Saban	10/17/2025
Vincent Incognoli	207	Vincent Incognoli	10/17/2025
Xia Li	165	Xia Li	10/17/2025
Alan Neiman	243, 275	Alan Neiman	10/17/2025
Aleksey Kaikov	293	Aleksey Kaikov	10/18/2025
Kris Anderson	283	Kris Anderson	10/20/2025
Barak Hamdani	331, 173	Barak Hamdani	10/19/2025

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Boston Commons Master HOA, Inc

6380 S Boston St, Unincorporated Arapahoe County, CO 80111

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Name	Unit #(s)	Signature/Electronic Acknowledgement	Date
David Beale	213	David Beale	10/21/2025
William Wu	215	William Wu	10/19/2025
Brian Comerford	161	Brian Comerford	10/20/2025
Sumit Shrivastava	145		10/20/2025
Tamir Epel	381,383	Tamir Epel	10/22/2025
Timothy deVries	261	Timothy deVries	10/21/2025
~~Nicole Blessinger~~	133	Nicole Blessinger	10/20/2025
Nien-Tzu Tan	241	Nien-Tzu Tan	10/18/2025
Nadine Johns	233,355	Nadine Johns	10/18/2025
Mitchell Gilbert	155	Mitchell Gilbert	10/18/2025
Olga Demidova	393	Olga Demidova	10/20/2025
Robert Vaugh	291	Robert Vaugh	10/21/2025
Robert Meurer	171	Robert Meurer	10/21/2025
Sasson Inbar	363	Sasson Inbar	10/19/2025
PMRC LLC	351 157,251,255,257	PMRC LLC	10/21/2025

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Electronic acknowledgments or typed names are acceptable for HOA submissions

Boston Commons Master HOA, Inc.

6380 S. Boston Street, Unincorporated Arapahoe County, CO 80111

Support for Legacy Short-Term Rental (STR) License – LDC23-001

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Name	Unit #(s)	Signature/Electronic Acknowledgement	Date
Scott Thomas	217	Scott Thomas	10/17/2025
Christopher McEachern	335	Christopher McEachern	10/17/2025
Eyal Tavor	273,367	Eyal Tavor	10/17/2025
Gregory Bartholomew	195	Gregory Bartholomew	10/17/2025
Isaac Hinds	315	Isaac Hinds	10/17/2025
Lurie Costin	215	Lurie Costin	10/17/2025
Jack Grosz	375,235	Jack Grosz	10/17/2025
Joyce Manor	301	Melissa Steiner	10/17/2025
Josh Hansen	163	Josh Hansen	10/17/2025
Lacey Valenzuela	245	Lacey Valenzuela	10/18/2025
Omer Eini	397	Omer Eini	10/19/2025
Ramsey Dickenson	333	Ramsey Dickenson	10/17/2025
Renee Sun	287	Renee Sun	10/17/2025

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Support for Legacy Short-Term Rental (STR) License – LDC23-001

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Boston Commons Master HOA, Inc

6380 S Boston St, Unincorporated Arapahoe County, CO 80111

Support for Legacy Short-Term Rental (STR) License – LDC23-001

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Name	Unit #(s)	Signature/Electronic Acknowledgement	Date
Michelle Levy	345	Michelle Levy	10/23/2025
Eun Kim	187	Eun Kim	10/23/2025
Greg Bartholomew	193	Greg Bartholomew	10/21/2025
Yasamin Taraghi	105	Yasamin Taraghi	10/22/2025
Siming Mu	247	Siming Mu	10/22/2025
Yitzhak ~~Holdings LLC~~	147, 303, 373	[illegible]	10/22/2025
BCCondos LLC	357	BCCondos LLC	10/22/2025
Jason Krischuk	201	Jason Krischuk	10/23/2025
Youri Naimark	277	Youri Naimark	10/23/2025

(11)

Total: 99 units

Electronic acknowledgments or typed names are acceptable for HOA submissions

Caitlyn Mars

From: Carrie Warren-Gully
Sent: Monday, April 20, 2026 12:39 PM
To: Caitlyn Mars
Subject: FW: Petition from Holly Hills Residences Supporting STR Regulation
Attachments: Holly Hills STR Signatures.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Happy Monday Caitlyn,

Here is the Holly Hills petition with signatures. Thanks for your great follow up on this!
Carrie

ARAPAHOE COUNTY

CARRIE WARREN-GULLY
Commissioner, District 1
5334 South Prince Street
Littleton, Colorado 80120
O: 303-795-4285
Arapahoegov.com

From: Barry Teeters [redacted]
Sent: Monday, April 20, 2026 10:29 AM
To: Carrie Warren-Gully <CWarrenGully@arapahoegov.com>
Subject: Re: Petition from Holly Hills Residences Supporting STR Regulation

Good morning Carrie,
Attached please find the petition to support STR regulations in unincorporated Arapahoe County from the Holly Hills residents. There are approximately 71 signatures attached. Half of these were collected door to door in one weekend and the other half came in through a change.org link we established on the Holly Hills Nextdoor website.

I have also attached a copy of the final petition circulated. We stopped circulating the door to door petition after our initial meeting, since that was my initial goal. Not one person I asked for a signature declined to do so. Should it be needed, I'm positive 100s more could be collected.

Please write or call with any questions.

Thank you! Barry

Barry Teeters
Holly Hills Resident
Secretary of the Skyline Fire District Board
303-475-2711

From: Carrie Warren-Gully <CWarrenGully@arapahoegov.com>
Sent: Saturday, April 18, 2026 2:28 PM
To: Barry Teeters [redacted]
Subject: Re: Petition from Holly Hills Residences Supporting STR Regulation

Thank you-it would be best for the public record.
Carrie

Get Outlook for iOS

From: Barry Teeters [redacted]
Sent: Friday, April 17, 2026 5:08:20 PM
To: Carrie Warren-Gully <CWarrenGully@arapahoegov.com>
Subject: Re: Petition from Holly Hills Residences Supporting STR Regulation

Hi Carrie,
Yes, I have the signatures, but in several mediums, including electronic and physical wet signatures. Let me see if I can condense them and send them to you by Monday.

Thank you, Barry

From: Carrie Warren-Gully <CWarrenGully@arapahoegov.com>
Sent: Friday, April 17, 2026 4:22 PM
To: Barry Teeters [redacted]
Subject: Re: Petition from Holly Hills Residences Supporting STR Regulation

Hi there Barry - thank you for all your work on STR regulations. I am making sure that our Public Works Department has all the public comment I have received. I am noticing that this email contains the petition but no signatures. Do you still have the petition with signatures I can share?

Thanks,
Carrie

CARRIE WARREN-GULLY
Commissioner, District 1
5334 South Prince Street
Littleton, Colorado 80120
O: 303-795-4285
Arapahoegov.com

From: Barry Teeters [redacted]
Sent: Friday, October 31, 2025 12:28 PM
To: Carrie Warren-Gully <CWarrenGully@arapahoegov.com>
Subject: Petition from Holly Hills Residences Supporting STR Regulation

Goo afternoon Commission Warren-Gully,
Attached please find a petition supporting STR regulation in Holly Hills and Unincorporated Arapahoe County. I have also attached a simple talking point document that explains the argument for mandating a single-family home as a primary residence, after grandfathering existing owners.

We now have this petition on the Holly Hills Facebook page and the Nextdoor app. We can now text the QR code or link to someone wanting to sign the petition. I expect to have at least **100** signatures by Monday, but will keep getting them until you tell me you would be willing to speak with us.

I sent you an email earlier this week requesting a conversation with our Fire Marshall, Rick Young and myself to explain our concerns from a Skyline Fire District perspective.

Would you be willing to speak with me or us regarding the STR regulations?

Thank you, Barry

Barry Teeters
3077 S. Jasmine St.
303-475-2711