

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

(32)

Electronic acknowledgments or typed names are acceptable for HOA submission

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
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	293	Kris Anderson	10/20/2025
Barak Hamdani	331, 173	Barak Hamdani	10/19/2025

(20)

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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	Sumit Shrivastava	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

(21)

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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
Scott Thomas	217	<i>Scott Thomas</i>	10/17/2025
Christopher McEachern	335	<i>Christopher McEachern</i>	10/17/2025
Eyal Tavor	273, 367	<i>Eyal Tavor</i>	10/17/2025
Gregory Bartholomew	195	<i>Gregory Bartholomew</i>	10/17/2025
Isaac Hinds	315	<i>Isaac Hinds</i>	10/17/2025
Lurie Costin	215	<i>Lurie Costin</i>	10/17/2025
Jack Grosz	375, 235	<i>Jack Grosz</i>	10/17/2025
Joyce Manor	301	<i>Melissa Steiner</i>	10/17/2025
Josh Hansen	163	<i>Josh Hansen</i>	10/17/2025
Lacey Valenzuela	245	<i>Lacey Valenzuela</i>	10/18/2025
Omer Eini	397	<i>Omer Eini</i>	10/19/2025
Ramsey Dickenson	333	<i>Ramsey Dickenson</i>	10/17/2025
Renee Sun	287	<i>Renee Sun</i>	10/17/2025

(15)

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

Electronic acknowledgments or typed names are acceptable for HOA submission

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



CARRIE WARREN-GULLY

Commissioner, District 1
5334 South Prince Street
Littleton, Colorado 80120
O: [303-795-4285](tel: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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

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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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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](tel: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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861.

2. The second part is a report from the Secretary of the Treasury, dated January 1, 1861.

3. The third part is a report from the Secretary of the Interior, dated January 1, 1861.

4. The fourth part is a report from the Secretary of the Navy, dated January 1, 1861.

5. The fifth part is a report from the Secretary of the War, dated January 1, 1861.

6. The sixth part is a report from the Secretary of the State, dated January 1, 1861.

7. The seventh part is a report from the Secretary of the War, dated January 1, 1861.

8. The eighth part is a report from the Secretary of the Navy, dated January 1, 1861.

9. The ninth part is a report from the Secretary of the War, dated January 1, 1861.

10. The tenth part is a report from the Secretary of the Navy, dated January 1, 1861.

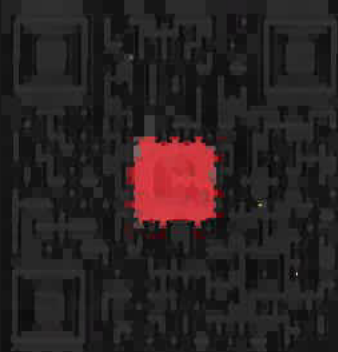
11. The eleventh part is a report from the Secretary of the War, dated January 1, 1861.

12. The twelfth part is a report from the Secretary of the Navy, dated January 1, 1861.

13. The thirteenth part is a report from the Secretary of the War, dated January 1, 1861.

14. The fourteenth part is a report from the Secretary of the Navy, dated January 1, 1861.

15. The fifteenth part is a report from the Secretary of the War, dated January 1, 1861.



1. The first step is to identify the problem or the question that needs to be answered. This involves understanding the context and the specific details of the situation.

2. The second step is to gather relevant information and data. This can involve research, consultation with experts, or direct observation of the situation.

3. The third step is to analyze the information and data to identify the underlying causes and potential solutions. This often involves using logical reasoning and critical thinking skills.

4. The fourth step is to develop a plan of action based on the analysis. This plan should outline the steps that need to be taken to address the problem or answer the question.

5. The fifth step is to implement the plan of action. This involves putting the plan into practice and taking the necessary steps to address the problem or answer the question.

6. The sixth step is to evaluate the results of the implementation. This involves assessing whether the plan was effective and whether the problem was solved or the question was answered.

7. The seventh step is to reflect on the process and learn from the experience. This involves thinking about what worked well and what could be improved for future situations.

8. The eighth step is to communicate the results of the process. This involves sharing the findings and conclusions with others who may be interested in the problem or question.

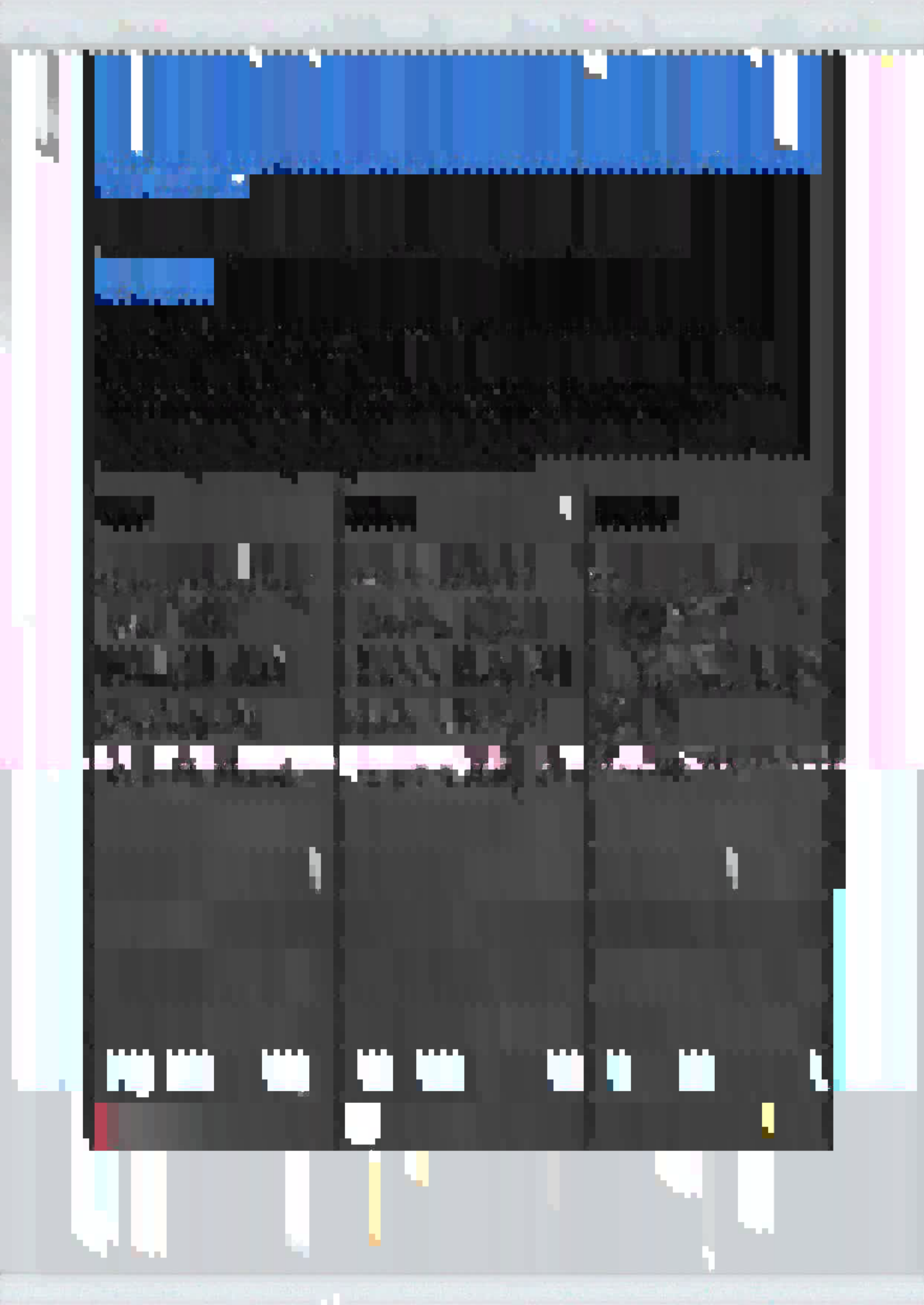
9. The ninth step is to document the process and results. This involves creating a record of the steps taken and the outcomes achieved, which can be used for future reference.

10. The tenth step is to review the process and make any necessary adjustments. This involves looking back at the entire process and identifying any areas for improvement.

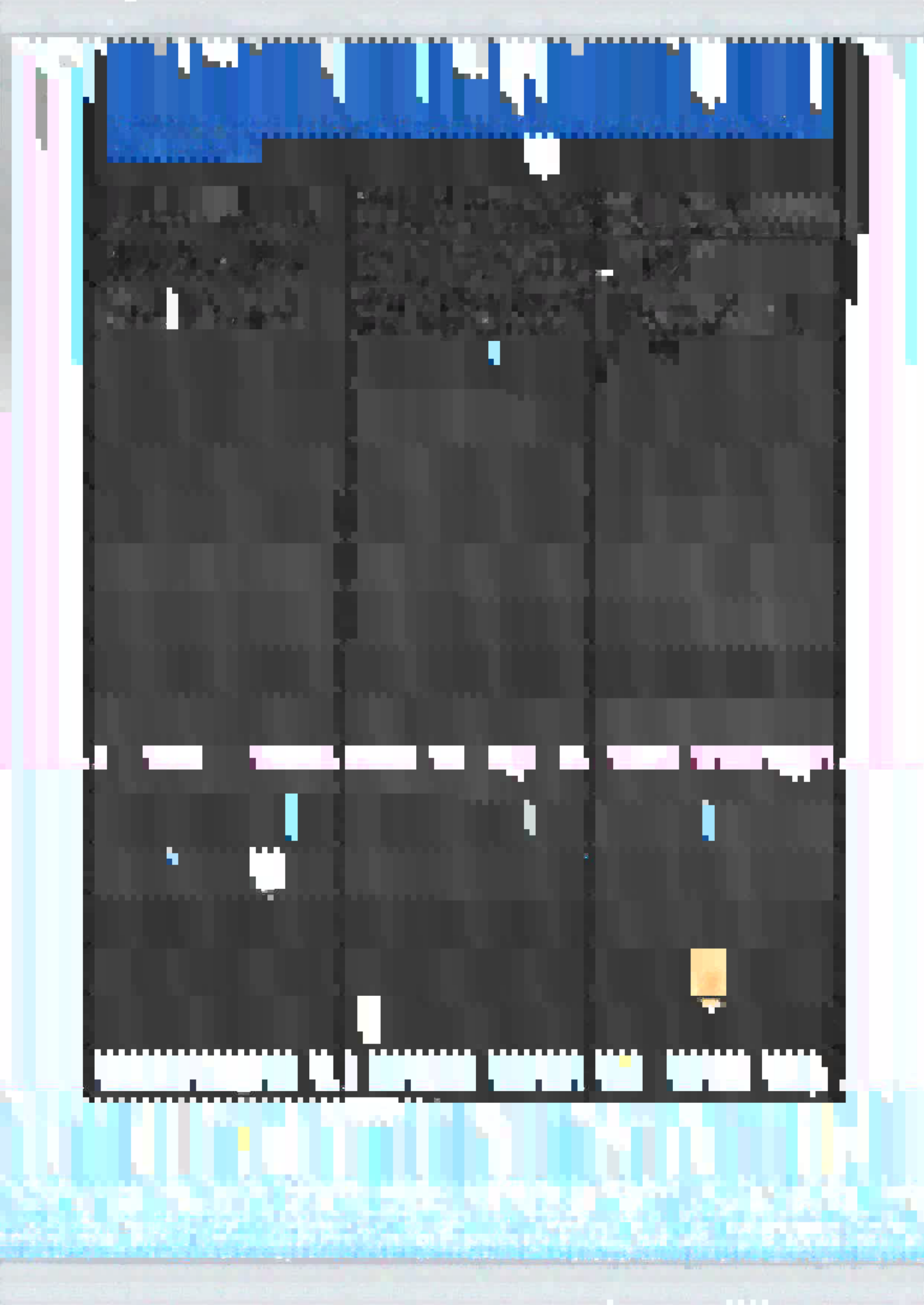
11. The eleventh step is to apply the lessons learned to future situations. This involves using the knowledge and skills gained from the process to address similar problems or questions in the future.

12. The twelfth step is to continue to learn and grow. This involves staying up-to-date on relevant information and skills, and being open to new ideas and perspectives.









[illegible]

Blank Media

Patricia Ferguson

Annex II International Agency

James L. Hester

James Hester