

December 4, 2022

Re: STR of 5135 Wild Rose Ln, Colorado Springs, CO 80918

File number : APPL-22-0002

Carli Hiben:

I am Ginger Boulton, 5140 Wild Rose Ln. I object to the Short Term Rental of 5135 Wild Rose. My house is across the street. Sean and Jenny Vostatek and their 7 children do not live here. Their oldest son is at college (was in Texas) and does not live here either. They moved out in 2021. They do not qualify under owner occupied 185 days.

Tax records show 5135 Wild Rose is a 5 bedroom, 3 bath home. The Airbnb listing shows 5 bedrooms and 3.5 baths available. Thus, not owner occupied.

<https://www.airbnb.com/rooms/54024139>

We have observed them driving over to put the trash can out, then returning in the evening to put trash can away. They came over to mow the grass. They do not stay in the house.

Quoting the Colorado Springs STR rules, section 7.5.1704.d:

“No non-owner occupied short term rental unit shall be located in R, R1-6000, or R1-9000 single-family zoning districts or single-family PUD zoning districts. Where an owner occupied short term rental unit is owned by an active duty military service member whose permanent duty station is within El Paso County, the Manager shall waive this requirement for the owner for up to one (1) year if the service member receives orders to report to a temporary duty station outside of El Paso County.”

The owners of 5135 Wild Rose do not meet the requirements for STR. Please do not renew the short term rental permit.

Thanks for your time,

Ginger Boulton

From: OSCAR Valdez <OTVALDEZ@msn.com>
Sent: Tuesday, December 13, 2022 9:22 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: Information for File Number APPL-22-0002

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hi Carli,

Based on the postcard that we received last week, it has your name and email to submit information. We all know that Jenny and Sean moved from their house on Wild Rose last year and I was wondering what the internet shows for their address.

Both the voter registration site and the white pages both show their addresses as 1365 Northfiled Rd. Colorado Springs, Co 80919. We noticed that they have started driving to the Wild Rose house much more often since the HOA submitted our protest on their permit. And just this week have started stopping at the mailbox again. Which they had not done in over a year. I know this as our deck overlooks Wild Rose and their vehicle is hard to miss. A large Ford van that seats 12.

Attached is a few screenshots of the data I found.

Just thought I would send it along.

Oscar

Oscar Valdez
otvaldez@msn.com
719-338-4856

VoterRecords.com Search Address Search Reverse Phone Charts Register To Vote Enter a name to search SEARCH Share 20.8K


Home / Search / Sean Frederick Vostatek

Sean F Vostatek

View background report for Sean F Vostatek from Colo Springs, Co.

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Sean Frederick Vostatek's Colorado Voter Registration

Colo Springs, Colorado

Sean Frederick Vostatek (born 1976) is listed at [1365 Northfield Rd Colo Springs, Co 80919](#) and is affiliated with the Colorado Republican Party. He is a male registered to vote in El Paso County, Colorado.

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Overview of Sean Frederick Vostatek

Lives in: Colo Springs, Colorado Gender: Male
 Phone: (719) 258-7844

Sean Vostatek's Voter Registration

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PEOPLE PHONE REVERSE ADDRESS BUSINESS

1-319-338-7120

(319) 338-7120

Registered to Sean Frederick Vostatek [Unlock Background Report](#) [View Cell Phone Number](#)

Get Sean's Background Report

51 records

[View Results](#)

Addresses

SEAN'S CURRENT ADDRESS	OTHER LOCATIONS
1365 Northfield Rd Colorado Springs, CO 80919 Map	No other locations found.

[View Sean's Full Address History](#)

Relatives & Associates

Sean has 3 relatives and 4 associates.

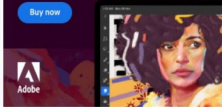
SEAN'S RELATIVES	
Jodi L Vostatek	Tony J Vostatek Age 50s
	Tyler Vostatek Bellaire, OH

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Jenny E Vostatek
View background report for Jenny E Vostatek from Colo Springs, Co.
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Home / Search / Jenny Elizabeth Vostatek

Jenny Elizabeth Vostatek's Colorado Voter Registration

Colo Springs, Colorado

Jenny Elizabeth Vostatek (born 1977) is listed at 1365 Northfield Rd Colo Springs, Co 80919 and is affiliated with the Colorado Republican Party. She is a female registered to vote in El Paso County, Colorado.

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Overview of Jenny Elizabeth Vostatek

Lives in: Colo Springs, Colorado Gender: Female
Phone: [View phone number](#)

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PEOPLE PHONE REVERSE ADDRESS BUSINESS

1-972-338-7120

(972) 338-7120 Registered to Jenny Elizabeth Vostatek [Unlock Background Report](#) [View Cell Phone Number](#)

Get Jenny's Background Report
37 records
[View Results](#)

Addresses

JENNY'S CURRENT ADDRESS	OTHER LOCATIONS
1365 Northfield Rd Colorado Springs, CO 80919 Map	No other locations found.

[View Jenny's Full Address History](#)



Relatives & Associates

Jenny has 3 relatives and 4 associates.

JENNY'S RELATIVES

Tony J Vostatek Age 50s Durham, NC	Tyler Vostatek Bellair, OH	Sean Frederick Vostatek Age 40s Durham, NC
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From: RON TOMAN <rantoman@comcast.net>
Sent: Tuesday, December 13, 2022 11:59 AM
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>
Subject: Some info addressing alleged negative bias against STRs

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As a secondary matter, The ERNI Board would like to address the negative comments in the Owner Response to Appeal document saying that a neighborhood should never be turned into a police state and also stating that something was absurd especially considering the biased nature of some neighbors toward STR properties.

The only biased comments that we have received about STRs are in an e-mail response that I received from Jenny Vostatek on March 18th 2018 saying that she heard that:

“someone in the neighborhood wanted to do an Air B&B. We were thinking it may be Christie since she’s in that big house all by herself. We are TOTALLY opposed to that. If we’re goi g (sic) to have a gate to limit traffic through our neighborhood, we don’t want strangers being across the street from us all the time, especially with the kids playing outside.”

Thanks,

*Jenny Vostatek RDH
Simply Kids Dental*

The Board wrote a letter to Christy Pentington on April 2nd,2018. She was the neighbor across the street from the Vostateks at 5140 Wild Rose Lane. The letter said that the Board did not considerate it appropriate to vote on an approval or disapproval of the request received from Ms Pentington asking to host AirBnb guests because ERNI Bylaws do not preclude it and city code allows short-term rentals. As a result, Ms Penington hosted AirBnb guests in the lower level of her home until she moved in mid 2020.

This is an example of how the ERNI Board has always taken a laissez faire approach concerning the activities and autonomy of neighbors within our community .We understanding our role as a voluntary HOA, only addressing issues that affect all concerned. Neighbors are friendly, watch each other’s kids, help fix lawn mowers, help cut up limbs for Firewise, socialize and generally look out for each other’s property. Eagle Rock Neighborhood is not in danger of becoming a police state.

Respectfully submitted
Ron Toman
President ERNI