



Shoals at Arbor Hill Community Association, Inc.  
2025 Community Disclosure Information

☐ HOA ☒ POA ☐ COA | Association Membership: ☒ Mandatory ☐ Voluntary Number of Units: 40

Master Association? ☐ Yes ☒ No If Yes, Name: \_\_\_\_\_

Age Restricted: ☐ Yes ☒ No

☐ If yes, At least 80% occupied by at least one (1) person aged 55+

☐ If yes, all units occupied by persons aged 62+

**Contact Information:**

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c/o Sixes Management Group  
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Email: [info@sixesmanagement.com](mailto:info@sixesmanagement.com) • Website: [www.sixesmanagement.com](http://www.sixesmanagement.com)

Homeowner Login Website: <https://www.sixes.cincwebaxis.com>

Total Annual Assessment: \$1,300.00

Number of Installments: ☒ 1 (one) ☐ 2 (two) ☐ 3 (three) ☐ 4 (four) ☐ monthly – 12 (twelve)

BUYER Responsibility: Initiation Fee: \$ 0.00 New Account Set Up Fee: 235.00

SELLER Responsibility: Estoppel Letter Fee: \$10.00 Send Letter Requests: [closings@sixesmanagement.com](mailto:closings@sixesmanagement.com)

Special Assessments: \$1,250.00 ☒ Passed ☐ Under consideration

Pending Litigation? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_

**The following services and amenities are paid for by the Association from the annual assessment:**

**Utilities**

- ☐ Gas
- ☐ Water
- ☐ Electric
- ☐ Heating
- ☐ Sewer

**Services**

- ☐ Concierge
- ☐ Gate attendant
- ☐ Trash pickup
- ☒ Road maintenance
- ☐ Maintenance of property
- ☒ Common area maintenance
- ☐ Maintenance of property
- ☐ Incl above: Grounds
- ☐ Incl above: Dwelling exterior

**Amenities**

- ☐ Pool
- ☐ Tennis
- ☐ Golf
- ☐ Clubhouse
- ☒ Playground
- ☐ Exercise facility
- ☐ Equestrian facility
- ☐ Entrance Gate(s)

**Other**

- ☐ Cable
- ☐ Pest control
- ☐ Termite control
- ☐ Fire Insurance on property
- ☐ Flood Insurance on property
- ☒ Common area insurance
- ☒ Common Area Utilities

FHA Approved Community? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_

Association Leasing Restrictions? ☒ Yes ☒ No If yes, explain: Minimum Term - 1 Year