



Holly Mill Community Association, Inc.
2025 Community Disclosure Information

☐ HOA ☒ POA ☐ COA | Association Membership: ☒ Mandatory ☐ Voluntary Number of Units: 658

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:

Jayne Austin

c/o Sixes Management Group

2230 Towne Lake Parkway

Building 500, Suite 110

Woodstock, GA 30189

Phone: 770.575.0943 • Fax: 770.591.1444

Email: info@sixesmanagement.com • Website: www.sixesmanagement.com

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

Total Annual Assessment: \$400.00 *See Addendum

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

Special Assessments: N/A ☐ 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
- ☐
- ☐

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

Association Leasing Restrictions? ☒ Yes ☐ No If yes, explain: No Cap, Min lease 1 year, Must apply and pay lease permit fee

Sixes Management Group

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This information is only valid between January 1, 2025 and December 1, 2025



ASSOCIATION LEGAL NAME

Community Disclosure Information – Addendum

Additional Information: Houses located in the Village at Holly Mill and the Enclave at Holly Mill receive Landscape services

and are required to pay an additional fee per quarter (1/1, 4/1, 7/1, 10/1). The amount per quarter is \$79.40.

The annual assessment is \$400 total paid in 2 installments of \$200 each due on 1/1 and 4/1.