



AYALA ALABANG
VILLAGE ASSOCIATION

AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



IN THIS ISSUE

- *Applications for 2026 Resident Vehicle Sticker begin March 16*
- *Traffic violations account for more than half of citation tickets issued in the first two months of 2026*
- *Renewing teamwork and a brief respite to serve the AAV community better*
- *Implementation of schedule changes for AAVA Saturday Office and Toll Fee Booth*
- *Parish of St. James the Great Schedule of 2026 Lent Activities*

Applications for the 2026 Resident Vehicle Sticker begin March 16

Starting March 16, the Ayala Alabang Village Association (AAVA) will start accepting applications for the 2026 AAVA Resident Vehicle Stickers.

Residents are encouraged to submit their applications online via the AAVA portal at portal.aava.com.ph for a seamless, convenient process. Below are the steps to guide residents through the online application.

For first-time users:

1. Create your account by clicking "Register".
2. Verify your email address
3. Wait for the confirmation email from AAVA that your account has been approved.

Application and Payment:

1. Log in using your registered email address and password.
2. Click on "Vehicle" to add the vehicle you are applying for.
3. Go to the "Sticker Application" tab and select the vehicle you wish to register.
4. Upload the required documents for each vehicle.
5. To monitor the progress of your application, go to "Transactions".
6. Log in regularly to check your Order Summary (S-102).
7. Once everything in the form S-102 is in order, proceed to pay the corresponding amount with your preferred payment option.
8. Attach a screenshot of the proof of payment.

(story continued to page 3)

WE ARE ONLINE!

Get the latest
Ayala Alabang
news and
updates.

Join the
AAVA Cares
Viber Channel.





EMISSION TESTING CENTER AND INSPECTION WITH REGISTRATION

***AT KINGSWAY INSPECTION CENTER
AT DAANG HARI ROAD BY ALABANG WEST***



OPENING HOURS:

MONDAY TO FRIDAY 8:00AM - 5:00PM

SATURDAY

8:00AM - 12:00NN

CONTACT NUMBER:

8645-1619

ADDRESS:

**BESIDE PHOENIX GASOLINE STATION BY
ALABANG WEST, AT DAANG HARI ROAD**

Applications for the 2026 Resident Vehicle Sticker begin March 16

(continued from page 1)

Installation:

1. Book an appointment online for your preferred installation date.
2. Bring your vehicle to the AAVA office on the appointment date for installation.

Applications in person at the AAVA Office are still also accepted. Make sure to bring standard documents — including a copy of the vehicle's Official Receipt (OR), Certificate of Registration (CR), and a valid government-issued ID.

For questions, please call the AAVA Office at 8809-2282, 8983-3936, Viber at 0967-0456670, or email vticker@aava.com.ph

SCAN HERE TO ACCESS AAVA PORTAL



2026 AAVA Vehicle Sticker Processing Timelines

MARCH 16

RESIDENT OWNERS

- Regular
- Lot Owner
- Franchise

MAY 4

RESIDENT LESSEES

- Regular
- Franchise

JUNE 15

SCHOOLS

- Special
- Franchise
- Sticker & Carpool Pass

JULY 20

VISITORS

- ACCI Members
- Employees
- Non-residents
- Franchise

Know Your 2026 AAVA Vehicle Sticker Designs and Shapes

RESIDENT OWNERS



RESIDENT LESSEES



SCHOOLS



CARPOOL



VISITORS



AAVA EMPLOYEE



REMINDERS & ANNOUNCEMENTS

ADVISORY

In light of rising global oil prices driven by the ongoing conflict and disruptions in the Middle East, AAVA will implement schedule changes beginning March 16 for the following services:

AAVA Office Saturday Schedule for 2026 Sticker Processing

Every first and third Saturday of the month, 8 am – 12 noon

Toll Fee Booth Schedule

Monday – Friday, 7 am – 6 pm

Saturday, 8 am – 5 pm

For inquiries, please call **CERD Sticker** at **8983-3936** and **Madrigal Gate Toll Booth** at **8734-2955**.

C O M E & V I S I T

AAV SATURDAY MARKET

Saturdays, 6 AM to 2 PM

Saturday Market Ground, DLSZ Parking lot, University Avenue



GET THE LATEST NEWS & UPDATES



AAVA CARES facebook group

Join AAVA's official Facebook group to get the latest news and announcements

@groups/aavacares



AAVA NEWS

Read the weekly AAVA News publication delivered to AAV households every weekend

aavanews@aava.com.ph



AAVA CARES viber channel

Official announcements and updates from AAVA — stay informed and connected.



AAVA OFFICIAL WEBSITE

Get access to online forms and other information

PRIVACY NOTICE

Ayala Alabang Village is committed to protect and respect personal data privacy. Should you have any questions or concerns, you may email privacy@aava.com.ph

AAVA OFFICE HOTLINE

8809-2282

SECURITY 24/7 HOTLINE

8842-1111 / 8842-2222

AAVA Security apprehended a man for stealing electrical wires in District 7

At dawn on March 4, AAVA Security received a report that a man had been apprehended on suspicion of stealing electrical cable wire. The assigned security personnel at the perimeter area noticed that the electrical wire along the perimeter fence on Batangas West, across Versailles, was missing.

The male culprit wearing a backpack was spotted walking along Daang Hari Road towards AAV Champaca Gate. Upon inspection, the security team recovered four bundles of cable wires in the man's possession. The wires were estimated to be 100 meters long.

The man admitted to cutting and stealing the wires. Further inquiry revealed that the man had two other accomplices who had already fled the scene. The security team recovered the electrical cable wires, one improvised knife, and two lighters from the apprehended man.

The culprit was properly and safely turned over to the barangay office.

AAVA Security is committed to upholding a safe environment for the village and its residents. We encourage everyone to stay vigilant of their surroundings. For any suspicious incident, please call AAVA Security at 8842-1111 or 8842-2222.

Traffic violations account for more than half of citation tickets issued in January and February

In a report submitted by AAVA Security on citations issued in the first two months of 2026, traffic violations accounted for 75 percent of total apprehensions in January and 81 percent in February.

In January, 615 tickets were issued to drivers who violated cases of "Disregarding Traffic (STOP) Signs". Meanwhile, 112 tickets were issued for illegal parking, and 108 for engine idling. Other violations, such as obstruction (5) and driving without head/tail lights (6), were also recorded.

Meanwhile, in February, there was an increase in those apprehended for disregarding traffic signs (681), caught parking illegally (114), and obstruction (9). Recorded violations drop for engine idling (73) and driving without head/tail lights (3).

Despite the clear presence of stop signs in key intersections, many of the violators failed to notice them. The majority of the apprehended for traffic violations were guests and non-residents who are unfamiliar with the village traffic rules.

Residents are strongly encouraged to orient their guests and new household staff about the village's traffic rules. AAVA Security reminds everyone that any traffic violation can put the community at serious risk. Additionally, everyone is reminded that engine idling while vehicles are parked is strictly prohibited within the Village.

Engine idling contributes to air pollution, unnecessary noise, and inconvenience to nearby residents. All motorists are required to switch off their engines immediately upon parking.

AAVA is requesting the full cooperation of all residents, visitors, and drivers in observing traffic rules and regulations to help maintain a safe, orderly, and clean community and environment.

Renewing teamwork and a brief respite to serve the AAV community better



The AAVA had its annual AAVA Organic Employees Team Building and Company Outing last March 6 and 7 at the Woodside Farm and Water Park in Cabuyao, Laguna. Pastor Jojo Baldo of Lighthouse Foundation, Inc., along with his son and partner, Luke Baldo, led the team-building session, which centered on the themes Gung-ho and Impact.

The session aimed at three core elements integral to the AAVA team's continued service to the AAV community: the head, which symbolizes the association's character; the hand, representing the organization's competence and skills; and the heart, serving as the association's connection to the people and community it serves. The Association's company core values of service, integrity, stewardship, and respect were also reinforced.

Present at the event were AAVA President Bobby Santiago and Village Manager Manny Adizon. The event was organized and coordinated by the association's Human Resources Section.

Aside from upholding the high service standards for its residents and the community, AAVA is committed as well to promoting the well-being of its employees.

Invitation for Bidding to Lease

The Ayala Alabang Village Association (AAVA) invites all interested parties to participate in the bidding for the lease of the Health Complex Dental Clinic and Pharmacy located beside the AAVA Office in Narra St., Ayala Alabang Village. Deadline for submission of bids is on March 15, 2026.

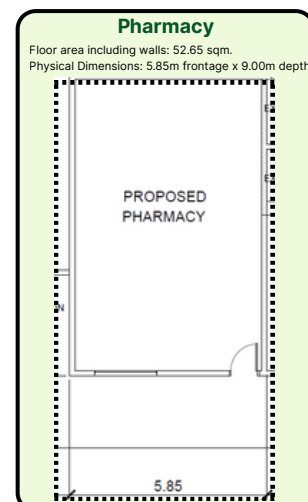
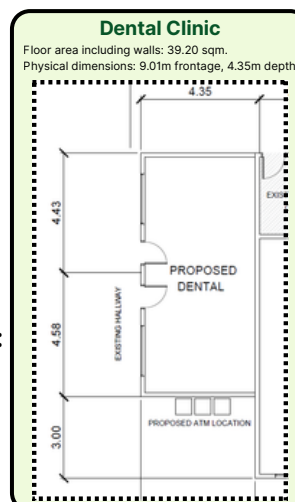
Handover conditions for both:

- Warm shell, bare, no finishes installed on both flooring and walls
- No ceiling is installed
- No fenestrations included
- No utilities installed

Interested bidders may contact the following personnel for details:

Mr. Emmanuel Adizon, Village Manager,
emmanuel.adizon@aava.com.ph

Ar. Peter Warren Bontigao, UAP, Group Head – Management of Ecology and Infrastructure, peterwarren.bontigao@aava.com.ph



BOARD RESOLUTION No. 2025-08-01

(Last of three notices, for village-wide circulation)

Adopting the AAVA Enforcement Framework for Compliance with the Deed of Restrictions

WHEREAS, all Certificates of Title over lots or properties within Ayala Alabang Village (“AAV” or the “Village”) bear annotation of the Deed of Restrictions, which, by law, is binding on all property owners and members of the Ayala Alabang Village Association (“AAVA”).

The Deed of Restrictions, in so far as the herein below matters are concerned, provides the following rules:

II. USE AND OCCUPANCY OF LOTS

X X X

6. Every lot owner must provide in his lot an open space for purposes of landscaping and for an easement of drainage, sewage, water and other public utilities as may be necessary and desirable. Such open space shall consists of four (4) meters wide on the side/s fronting a street and three (3) meters wide along the side/s and rear portions of the lot not fronting a street. The owner, lessee or representative shall permit access thereto by the authorized representative/s of Ayala Land Inc. or its corporate successors, the Ayala Alabang Village Association (AAVA), or public utility entities concerned for the purpose of which the easement is created or intended.

X X X

III. BUILDINGS AND ARCHITECTURE

X X X

2.0. Buildings shall not be higher than 9.00 meters measured vertically from the highest projection of the building proper, to the highest original ground level of the lot.

X X X

4.0 The plans and specifications of the building and any other structure, including the swimming pool, or any subsequent additions thereto constructed within the property shall comply with all the existing laws, ordinances and/or regulations governing the establishment of residences and must be subject to prior approval of Ayala Land, Inc. or the AAVA, in writing, prior to construction.

X X X

6.0 All buildings, including servant’s quarters, and/or parts or portions thereof, except as hereinafter provided, must be constructed at a distance of not less than four (4) meters from the boundary fronting a street, measured from the property line to the nearest finished wall or column or any projection from said wall or column. Outside edges or roofs and/or eaves, including porte cochere or canopy, all without columns, of the building must be at least three (3) meters from the property line fronting a street and one and one half (1-1/2) meters from the property line not fronting a street.

IV. WALL/FENCE

Walls on the perimeter of the property shall not exceed two (2) meters from the original ground level, except that no restriction as to height applies to walls made of live vegetation. Cyclone or mesh wire fence is permissible only at the rear and the side boundaries of the property but must not be higher than four (4) meters from the original ground level.

WHEREAS, the highest natural grade (NGL) is defined as the “highest original ground level of the lot” from which the 9-meter height limit in the Deed of Restrictions shall be measured;

WHEREAS, under Section 66(j) of the 2024 Revised Implementing Rules and Regulations of Republic Act No. 9904, otherwise known as the Magna Carta for Homeowners and Homeowners Association, the AAVA has the power to “cause compliance with regard to height regulations, easements, use of homes, buildings, edifices, or structures that may be built within the subdivision, in accordance with the National Building Code, zoning laws, HLURB/DHSUD rules and regulations, existing local ordinances, and existing deeds of restriction”;

WHEREAS, under Section 4(F) of the AAVA 2000 Amended By-Laws, the AAVA Board of Governors has the power to “enforce the Deed of Restrictions on the lots within the village and promulgate sanctions for any violation thereof”; and

WHEREAS, consistent with the Deed of Restrictions, the existing AAVA Rules and Regulations as provided for in the AAVA Handbook issued on 2009, pertinently provides:

Buildings & Architecture

X X X

5. The plans and specifications of the building and any other structures, including the swimming pool, or any subsequent additions constructed within the property shall comply with all the existing laws, ordinances and/or regulations governing the establishment of residences and must be subject to prior approval of AAVA, in writing, prior to construction.

X X X

Enforcement of Restrictions

1. AAVA and its duly authorized representatives, shall have the right during reasonable hours of the day, and upon due notice, to enter and inspect any building constructed on the lot to ascertain compliance with all the restrictions herein. (Underscoring supplied)

WHEREAS, consistent with the Deed of Restrictions, Board Resolution 2009-01-01, so far pertinent provides:

V – DEED OF RESTRICTIONS VIOLATIONS

A. Correction of DOR violation/s

All houses with DOR violation/s, past or present, are required to be corrected/ adjusted whether the violation has existed prior to the acquisition of the property or to AAVA Architectural Department's approval of the major renovation plans. It is the responsibility of the prospective buyer of the property to know if there is any DOR violation and/or arrears in Association dues on the property that he wants to purchase in all instances. The new owner assumes full liability of the property he acquired. In addition, non-correction of the DOR violation/s shall mean the forfeiture of the construction bond without prejudice to such other fines and penalties imposable under pertinent rules and regulations.

WHEREAS, there have recently been instances in which apparent violations of the Deed of Restrictions have been discovered and/or uncovered, and it appears that there are loopholes/gaps in the existing rules and regulations necessary to address these situations, which must be done in the spirit of fairness to all Lot Owners, who have faithfully complied with the Deed of Restrictions;

NOW THEREFORE, in view of the above premises, the AAVA BOARD RESOLVES, AS IT HEREBY RESOLVES, to promulgate the following enforcement framework for ensuring compliance with the Deed of Restrictions.

Obligations of Stakeholders to Comply with the Deed of Restrictions

1. Contractual and Ex-Contractual Obligations of the Lot Owner

- a. All Lot Owners in the Village recognize that it is not only his/her contractual obligation but also an obligation arising from the human relations provisions of the Civil Code of the Philippines, specifically on abuse of rights, and such other pertinent laws or jurisprudence that he/she complies with the provisions of the Deed of Restrictions annotated in his/her Certificate of Title. Thus, he/she unequivocally recognizes, from the point of view of law, contract and the principle of non-abuse of rights, that it is his/her mandated obligation to strictly comply with the Deed of Restrictions and such other pertinent rules and regulations.
- b. As a Lot Owner, he/she binds himself or herself, his/her heirs, agents, assigns, representatives, and all persons acting under him/her or his/her direction, including those whose services he/she engages or has engaged, such as but not limited to engineers, architects, contractors, and similar professionals, as well as the latter's employees, agents, subcontractors or sub-alterns, to the performance of his/her legal obligation to comply with the Deed of Restrictions. Thus, he/she unequivocally recognizes that any violation of the Deed of Restrictions committed before, during, and after any construction/renovation undertaken on his/her lot is his/her responsibility and he/she assumes direct and primary liability for any such act, including any continuing violation of the Deed of Restrictions as herein defined.
- c. All Lot Owners are obliged to grant reasonable access to and allow the conduct of inspection of their premises in order that AAVA may determine compliance with the Deed of Restrictions. Refusal to allow the inspection after due notice, either received by the Lot Owner or his/her representatives, or posted at the construction site, shall be considered a violation that is subject to sanctions in accordance with this Resolution and such other rules and regulations.

2. Obligations of Professionals, Individuals, and Employees Engaged by Owners

- a. All professionals, individuals, employees, contractors or construction companies, whose services have been engaged by the Lot Owners shall ensure, in the performance of their services and/or fulfillment of their contract, compliance with the Deed of Restrictions and AAVA Rules and Regulations, including those that may be promulgated from time to time. They recognize that it is their obligation to refrain from doing any and all acts that may violate the Deed of Restrictions and any provision of AAVA Rules and Regulations.
- b. All professionals licensed by the Professional Regulations Commission (PRC), whose services have been engaged by a Lot Owner, shall, in the performance of their work, strictly adhere to and comply with the Code of Ethics and such other rules and regulations for their professions.
- c. Should there be any violations or infractions committed by the above-named persons, they shall be dealt with in accordance with applicable rules and regulations of AAVA.

3. Obligations of the AAVA Board of Governors, Committees, Architectural Department ("AD") and Officials and Employees
 - a. The AAVA Board of Governors shall "enforce the Deed of Restrictions of the lots and other improvements within the Village and promulgate such rules and regulations and impose sanction/s for any violation thereof."
 - b. All officials and employees of AAVA who are responsible for the operation, enforcement, and execution of the rules and regulations of AAVA including this Deed of Restrictions shall act with diligence in the performance of their duties and responsibilities and any violations or infractions on this matter shall be dealt with accordingly.

II. Submission and Vetting of Requirements and Continuing Obligation of Stakeholders

1. Joint Determination of the NGL by the Lot Owner and AAVA
 - a. Prior to any construction or renovation, the Lot Owner, or his/her duly authorized representative, on one hand, and any authorized committee, official, or employee of AAVA, on the other hand, shall agree to conduct a joint measurement to determine the NGL of the subject lot, which shall be in writing and shall be binding on the Lot Owner, his/her heirs, assigns, or successors-in-interest.
 - b. If the Lot Owner and AAVA cannot agree on the NGL, the matter shall be referred to a duly licensed professional for the conduct of the Topographic Survey, which survey must faithfully follow and comply with the provisions of this Resolution and Lot Owner shall shoulder any and all expenses related thereto.
2. Topographic Survey
 - a. In case the parties could not agree on the NGL, the Lot Owner shall, prior to the submission of any construction plan, design and drawings for new structure/s or houses, submit a topographic survey of the subject lot conducted by a duly licensed professional.
 - b. In the event the Lot Owner engages a Geodetic Engineer, the Lot Owner shall guarantee and assume full responsibility for all the acts and omissions of the said Geodetic Engineer, together with the latter's assistants, agents and/or employees, without prejudice to any personal or professional responsibility or liability of the said Geodetic Engineer.
 - c. All submitted topographic survey plans shall be subject to confirmation by AAVA's AD through the conduct of an ocular inspection and other means of verification, including the referral of the matter to another Geodetic Engineer.
 - d. Approval of the topographic survey plans shall be granted only after such confirmation and/or verification under such rules and guidelines as the AAVA Management may prescribe. At its discretion, AAVA may request the owners of adjoining lots or any interested homeowner/s to provide relevant information on the NGL and/or comment on the submitted topographic plan of the subject lot.
 - e. Any approval of a topographic plan obtained through fraud, misrepresentation, collusion, or any other falsity of whatever form and/or any approval of plans, specifications and drawings based on any untruthful, false or fabricated topographical survey (hereinafter, the "Defective Topographic Plan") shall be subject to revocation, recall, alteration, or modification upon discovery, regardless of when such discovery was made, without prejudice to the filing of the appropriate administrative, civil and criminal cases or action against such erring official or employee, professional, or Lot Owner, as the case may be.
 - f. Any construction, renovation, or structure that is based on or dependent upon a Defective Topographic Plan shall constitute the basis for a continuing violation by the Lot Owner of the Deed of Restrictions for as long as the said construction, renovation, or structure remains erected and not rectified in compliance with the Deed of Restrictions and such other rules and regulations. Such violation shall be subject to penalties, fines, and/or sanctions as provided in this Resolution and such other rules and regulations related thereto.
3. Construction Plan and Other Specifications
 - a. Existing rules and regulations shall continue to govern the submission of construction plans, except to the extent as modified or provided herein.
 - b. Construction plans may only be accepted for inspection, verification, and approval after the joint determination of the NGL or the approval of a submitted topographic survey plan, as the case may be.
 - c. Any and all construction on a lot within AAV shall strictly adhere to the NGL, as jointly determined by the Lot Owner and AAVA, or as outlined in the AAVA AD-approved topographic survey plan.
 - d. Before submitting any construction plans and/or specifications for a structure or house, the contractor is responsible to confirm and affirm the fact that the approved topographic survey accurately reflects the actual conditions of the lot. The contractor shall submit to AAVA's AD a written report of such confirmation and/or disclosure of any possible discrepancy

and accuracy. The failure of the contractor to submit the said report, or the submission of a false report or any misrepresentation, shall be the basis for sanctions as may be provided in this Resolution and such other rules and regulations, and shall make the Lot Owner jointly and solidarily liable for any violation or continuing violation of the Deed of Restrictions, under this paragraph.

e. Any approved construction/renovation plan or specification that violates existing AAVA Rules and Regulations and the provisions of this Resolution shall be subject to recall, alteration or modification, upon discovery, regardless of when such discovery was made, without prejudice to the filing of the appropriate administrative, civil and criminal cases or action against such erring official, employee, professional, or Lot Owner, as the case may be.

f. At any stage of the construction/renovation, AAVA's AD may conduct an inspection or verification to determine compliance with the Deed of Restrictions after due notice, either received by the Lot Owner or his/her representative or posted at the construction site. Refusal to allow such inspection or verification shall be subject to sanctions as may be provided under this Resolution and other existing AAVA Rules and Regulations, including but not limited to the issuance of a Work Stoppage Order, directives or mandates of similar imports.

4. Posting of Construction Bond

a. Compliance with all existing AAVA Rules and Regulations, and any and all rules or regulations that may hereinafter be promulgated, shall govern the requirement to post and/or release a construction bond.

b. Lot Owners shall be required to execute the required Undertaking in accordance with existing AAVA Rules and Regulations.

c. The posting of the Contractor's Bond shall be in accordance with existing AAVA Rules and Regulations, or such regulations as hereinafter may be promulgated.

5. Continuing Deed of Restrictions Violation and the Obligation of Lot Owner

a. Any violation of the Deed of Restrictions, this Resolution and/or any AAVA Rules and Regulations, shall be considered a continuing one to which shall be subject to appropriate sanctions, including but not limited to composition of daily fines or penalties for each type of violation and correction, rectification, or demolition of the subject structure, at the expense of the Lot Owner.

b. The procedure to address such continuing violation shall be in accordance with existing AAVA rules and regulations.

6. Inspection and Investigation to Determine Compliance with Deed of Restrictions

a. Inspection of the Construction Site may be done at any time during business hours, one (1) day after notice is received by the Lot Owner or after the posting of the said notice of inspection at the Construction Site. The refusal of the Lot Owner to allow inspection shall henceforth be considered a violation of the Deed of Restrictions, which shall be subject to the appropriate sanctions under existing AAVA Rules and Regulations, including those provided under this Resolution.

b. Inspection or Investigation may be done as follows:

i. Inspection to Determine Compliance with Height Restrictions—

The construction may be inspected to determine compliance with the height restrictions at any time during business hours, one (1) day after the Lot Owner receives notice or after the notice of inspection is posted at the Construction Site.

ii. Complaint-Driven Investigation: A resident of the Village may file a written complaint with the AAV management or security office, detailing the alleged violation of the Deed of Restrictions, which complaint shall initiate the investigation process provided under the Resolution and such other applicable rules and regulations.

c. All existing AAVA Rules and Regulations relating to inspection and verification shall apply and continue to be effective and enforce unless otherwise, inconsistent with this Resolution.

III. Regulating the Conduct of Professionals and Contractors

1. Accreditation Process for Professionals

a. Geodetic Engineers, Other Professionals, and Contractors may be accredited by the AAVA based on the rules and guidelines that AAVA may promulgate, with professional competence (track record), probity and integrity as the basic standards.

b. The engagement of the services of such accredited Geodetic Engineers and Contractors shall be incentivized in accordance with the rules and regulations that AAVA may promulgate.

2. Blacklisting

- a. Any Geodetic Engineer, professional, or contractor who shall violate any of the provisions of this Resolution shall be blacklisted at the first instance of violation. The process for blacklisting shall be as follows:
 - (i) A written complaint or report of the alleged violation(s);
 - (ii) Issuance of a first notice to the erring professional or contractor, affording him/her an opportunity to explain his/her side, in writing, regarding the alleged violation; and
 - (iii) Issuance of a second notice informing the professional or contractor that he/she is blacklisted by AAVA, if, after review, the AAV management finds that all evidence indicates that violation(s) had been established.
- b. The blacklisting of a professional or contractor may be requested by any resident and/or Lot Owner for any purpose allowed under the law.
- c. Any submission, request, or application filed with AAVA by a blacklisted professional or contractor shall be subject to the strictest scrutiny, thorough investigation and well-founded evaluation prior to approval thereof.
- d. Blacklisting of professionals and contractors may further result in the filing of a complaint with the Professional Regulatory Commission (PRC) for the revocation of their licenses, if and when appropriate, as determined by the AAVA AD, in consultation with the Village Manager or the AAVA Board, as the case maybe

IV. New and Additional Penalties and Sanctions for Violation of Height Restrictions, including the Refusal to Allow Inspection and Investigation relative thereto.

1. Procedure for Imposition of Penalties / Sanctions

- a. The construction bond shall be forfeited in the event of any violation of the Deed of Restrictions, in accordance with existing AAVA Rules and Regulations. Should a Work Stoppage Order be issued and the violation resulted in the forfeiture of the construction bond, the Lot Owner shall be required to post another cash bond in such amount as AAVA may determine and comply with such other rules and regulations applicable, before any construction and renovation can resume.
- b. Apart from the forfeiture of the construction bond for any finding of a violation of the Deed of Restrictions, when appropriate, the Lot Owner shall be given by AAVA a reasonable period to make the necessary rectification and/or demolition of the structure or portion of the structure that exceeds or exceeded the allowable height limit as found and certified by AAVA's AD.
- c. If the contractor refuses or fails to comply within the specified deadline, a daily fine of Ten Thousand Pesos (Php10,000.00) shall be imposed starting on the day following the deadline and shall run until the day that the rectification, remediation, and demolition are fully effected, as certified by AAVA's AD, in writing.
- d. In addition to the daily fine of P10,000.00 , or if the Lot Owner refuses and fails to pay the same, other sanctions that may be imposed upon the erring Lot Owner shall include but not be limited to:
 - i. non-issuance of car stickers;
 - ii. non-issuance of AAVA IDs to the Lot Owner's employees, home service workers, drivers, etc.
 - iii. non-issuance of move-in permits;
 - iv. non-issuance of visitors passes to the Lot Owner's visitors;
 - v. denial of AAVA-provided services;
 - vi. such other sanctions or maybe warranted under the circumstances.

V. Continuing Application of Existing AAVA Rules and Regulations.

Unless otherwise modified herein or inconsistent with the provisions of this Board Resolution, all existing AAVA Rules and Regulations on the Enforcement of the Deed of Restrictions shall remain to be in full force and effect inside the Village.

IN WITNESS WHEREOF, we have hereunto set our hands this 27th day of August 2025 at Muntinlupa City.

ROBERTO S.D. SANTIAGO
President/Presiding Officer

Attested By: **GELACIO C. MAMARIL**
Corporate Secretary

APPROVED:

ANDRE S. KAHN
Vice Pres. & District 4 Governor

ROSARIO P. DELFIN
Treasurer & District 1 Governor

SYLVIA ORDOÑEZ
District 2 Governor

EDGARDO SEVILLA
District 3 Governor

ANTONIO IBAVIOA
District 5 Governor

MARIA SOLEDAD DE LEON
District 6 Governor



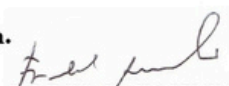
Parish of St. James the Great
Ayala Alabang | Diocese of Parañaque

PARISH LENT 2026 SCHEDULE OF ACTIVITIES

DATE	LENTEN ACTIVITIES
MAR 17	Parish Lenten Pilgrimage: Upland Cavite Churches (Fee Php1500)
MAR 25	Kumpisalang Parokya After the 6 PM Mass (Main Church)
MAR 29	Palm Sunday Schedule of Masses: Main Church 8AM, 10AM, 11:30AM, 4PM (Filipino Mass), 6PM and 7:30PM <i>(March 28 - Anticipated Palm Sunday Mass: 5:30 PM)</i> Barangay Hall 7AM, 9AM AAVA 11 AM <i>*The Rite of Blessing of Palms is BEFORE the mass. The ramp for cars will be closed for the rite of blessing. Please come 15 minutes before the Mass. Palms are available for sale at the entrance of the church</i>
MAR 30	Holy Monday Mass schedule: 6:30am 11:30am (Chapel of Two Hearts); 6:00 PM (Main Church) Recollection with Fr. Manoling Francisco, SJ after the 6PM Mass. (Main Church)
MAR 31	Holy Tuesday Mass schedule: 6:30am 11:30am (Chapel of Two Hearts) Healing Mass 6pm (Main Church)
April 1	Holy Wednesday Mass schedule: 6:30am 11:30am and 6pm Tenebrae Service: Dasal, Awit, Pagninilay with the Theme: LISTENING TO THE PASCHAL MYSTERY after the 6PM Mass
April 2	Maundy Thursday <i>No 6:30am, 11:30am and 6pm Mass</i> 5:00 PM - Mass of the Lord's Supper <i>***Please bring your F2G bottles to be offered during the mass.</i> <i>Vigil at the Altar of Repose is from 6:30PM until 12MN.</i>
April 3	Good Friday <i>No 6:30am, 11:30am and 6pm Mass</i> 6:00 AM - Community Stations of the Cross 2:30 PM - Divine Mercy Chaplet 3:00 PM - Good Friday Service <i>Procession of the Santo Entierro (or Holy Burial) and Vigil of the Santo Entierro.</i>
April 4	Black Saturday <i>No 6:30am, 11:30am and 6pm Mass</i> 8:00 PM - Easter Vigil Mass Salubong follows after the Vigil
April 5	Easter Sunday Schedule of Masses: 8AM, 10AM, 11:30AM, 4PM (Filipino Mass), 6PM and 7:30PM <i>***There will be a special gift for kids after each mass.</i>

Join the Community Way of the Cross every Friday after the 6:30 AM Mass (Main Church)

There will be no confession schedule from April 2-5 to give way to the Easter Triduum Celebration.


Rev. Fr. RODEL D. PAULINO



Barangay Ayala Alabang

FREE DRINKING WATER

Available at **ANY BAA Water Stations:**
Palawan, Country Club and Cuenca
Monday to Friday - 8 AM - 5 PM

Maximum of 5 containers per household per week

Barangay ID with QR Code is REQUIRED

FREE LABORATORY SERVICES

Available at Barangay Health Clinic

- COMPLETE BLOOD COUNT (CBC)
- FASTING BLOOD SUGAR (FBS)
- URIC ACID
- CHOLESTEROL
- TRIGLYCERIDES
- CREATININE
- SERUM GLUTAMIC PYRUVIC TRANSAMINASE (SGPT/ALT)
- SERUM GLUTAMIC OXALOACETIC PYRUVIC TRANSAMINASE (SGOT/AST)

1. GET A STUB at the BAA Office

REQUIREMENTS:

Non-Senior:

- Barangay ID
- Laboratory request from a doctor

Senior Citizen:

- Barangay ID

2. After getting the stub, call or visit Basilan Health Clinic

3. Choose your preferred schedule for blood testing

For more information, call the Barangay Health Clinic at:

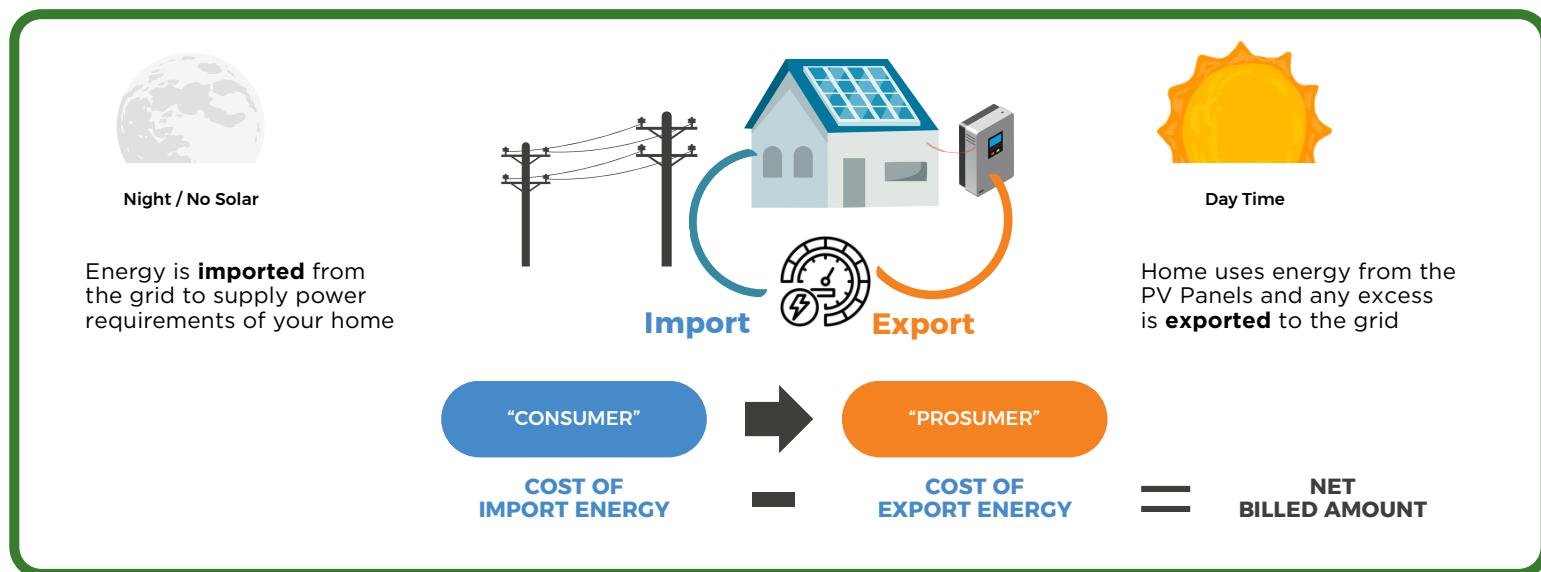
8-706-5140 / 0966 0623 181



NET METERING: How Homeowners Can Maximize Solar Savings

What Is Net Metering?

Net metering allows homeowners with solar panels to export excess electricity to the grid. When your system produces more power than your home uses, the surplus energy is credited to your account and offsets future electricity consumption. This means your solar investment works beyond daylight hours — helping reduce your overall electricity bill.



Net Metering Requirements

- Net Metering Application form
- One (1) Valid ID with picture and signature
- Single Line Diagram
- Inverter certifications (if applicable)
- Authorization Letter and valid ID of representative (if applicable)
- Certificate of Final Electrical Inspection
- Amended Net Metering Agreement
- COC Application Fee
- Difference in Meter Cost Fee

Why It Matters

With net metering, homeowners can:

- Earn bill credits for excess solar energy
- Improve long-term savings
- Make better use of rooftop solar generation

Working with an experienced solar provider helps ensure a smooth and compliant process.

How will MSpectrum Support You:

MSpectrum assists homeowners from initial consultation and system design to installation, net metering coordination, and ongoing support — making the transition to solar simple and reliable.

Interested in learning if your home is eligible? Contact MSpectrum to explore your solar options by scanning the QR code.



MSPECTRUM

SOLAR SOLUTIONS

A **MERALCO** Company

Clean Energy Made Simple for Every Home

***A solar company backed by over
120 years of Meralco energy expertise***

✓ **Reliable Performance**

Built with proven technology and engineered for long-term performance you can trust.

✓ **End-to-end processing of your solar plan**

Your full-service solar journey simplified --- from application, installation to net metering.

✓ **Future-ready system**

Seamless integration with upgrades & battery expansions as your energy needs grow

✓ **Flexible ownership options**

Choose a worry-free, zero upfront solar home plan designed to suit your financial priorities.

"Working with MSpectrum was a great experience overall. With their end-to-end services, we were able to realize significant savings in our electricity bills for our home because of our well-maintained solar PV system."

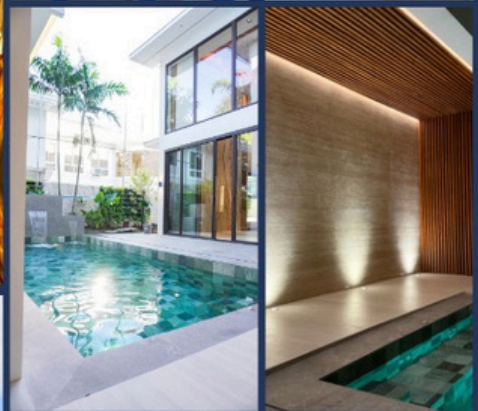
*Jun Umali
Resident of Alabang Hills*

**SCAN THE QR CODE AND
GET A FREE ASSESSMENT**



SYCIP BUILDERS

DESIGN & BUILD | GENCON | MAJOR RENOVATIONS



CONTACT US 0917-875-3901



SyCipBuilders.com



info@sycipbuilders.com



sycipbuilders



Metro Manila

PCAB Licensed

COMMERCIAL
RESIDENTIAL
OFFICE



Tailored living for an elevated lifestyle

FILHEIM
live. life living

CUSTOM CABINETS | PREMIUM MATERIALS | BESPOKE DESIGNS

INQUIRE NOW!



0917-187-9298



info@filheim.com



Metro Manila



filheim.com



[Filheim_PH](#)

SAMSUNG



Galaxy S26 Ultra

Galaxy AI ✨



PRE-ORDER NOW WITH SMART POSTPAID

DOUBLE STORAGE

Get 512GB storage for the price of 256GB

DOUBLE DATA

Get 120GB regular data valid for 6 months

Get it with Plans+ 1999

Terms and conditions apply. Double Storage promo runs from 2026-02-26 to 2026-03-17 DTI Fair Trade Permit No. FTEB-249304 Series of 2026
2X Data promo runs from 2026-01-22 to 2026-03-31 DTI Fair Trade Permit No. FTEB-247048 Series of 2026. ASC No. S0121P022526S

VISIT US AT ANY OF THE FOLLOWING SMART STORES NEAR YOU:
(Pre-order is until March 17)



Scan to Apply

**SMART STORE
FESTIVAL MALL**



Scan to Apply

**SMART STORE
GAISANO ALABANG**



**WORLD
SLEEP
DAY**
MARCH 13

SLEEP ESSENTIALS **SALE**

March 13 - April 12, 2026

UP TO
50%
OFF

ON PILLOWS, MATTRESSES
AND MORE!



METRO REWARDS
EXCLUSIVE

PLUS!

10%
OFF

Exclusions apply • Visit in-store
for more details

International Award Winning Actress

BS Psychology
Dean's Lister



JODI STA. MARIA
STARTED AT HIGH SCHOOL



SOUTHVILLE

INTERNATIONAL SCHOOL AND COLLEGES

TOP 2%
ASIA RANKING

Applied**HE**[™]
Public & Private University Ranking
— ALL ASIA 2026 —

TOP 1%
WORLD RANKING

★ ★ ★ ★ ★
WURI
The WORLD UNIVERSITY RANKINGS for INNOVATION

TOP 1%
PHILIPPINES RANKING

Applied**HE**[™]
Public & Private University Ranking
— ASEAN 2026 —

ACCREDITED AND RECOGNIZED:



Authorized International
Baccalaureate
World School
Switzerland



Accredited by
PACUOA
Level IV
Philippines



ISO 9001:2015
Certified Quality
Management System
Germany



International
Best Practice
New Zealand



1st Philippine School
in Manila to be
accredited
U.S.A. (Basic Education)



Recipient of the
Philippine Quality Award
Level 3
Philippines



AUTONOMOUS
STATUS
Philippines



1st Organization in ASIA
to go straight to
IIP GOLD
United Kingdom



Commitment to
Excellence
New Zealand



Asia Corporate
Excellence and Sustainability
Awards
Malaysia

(632) 8825-6374 | southville.edu.ph | pr@southville.edu.ph

1281 Tropical Avenue Corner, Luxembourg Street, BF Homes International, Las Piñas City, Philippines, 1740



FIRST ASIA
INTERNATIONAL
HIGH SCHOOL

**INTERNATIONAL
BACCALAUREATE**
DIPLOMA PROGRAMME



First Asia International Senior High School is the first and only senior high school in Batangas authorized by the International Baccalaureate (IB) Organization to offer the IB Diploma Programme, an internationally recognized two-year program that serves as a pathway to university studies and employment

APPLICATION ONGOING!

S.Y. 2026-2027

Interested to know more?
Book your open session today
CALL US NOW at 0929 352 8328

SCAN QR CODE



World-class education by



**FAITH
COLLEGES**



Diploma
Programme



THE BEACON ACADEMY

Applications Ongoing for AY 2026-2027

We accept Grade 7 to 12 applicants

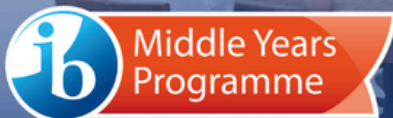
THE BEACON ACADEMY ADVANTAGE

- ✓ Globally recognized IB World School
- ✓ Sprawling, green campus in Biñan, Laguna
- ✓ Inquiry-based, learner-centered holistic education
- ✓ College preparation for top local and global universities
- ✓ Fosters critical thinking, independence, and international-mindedness in students



Begin your journey at
The Beacon Academy
SCAN TO LEARN MORE

INTERNATIONAL BACCALAUREATE



ACCREDITED BY



📍 Biñan, Laguna

📱 [facebook](#) [instagram](#) [linkedin](#) [beaconacademyph](#)

🌐 www.beaconacademy.ph

QuestPlus

CONFERENCE CENTER | MANILA

EGGSPLOREERS

THE EASTER QUEST

GRAND BALLROOM | APRIL 5, 2026

Join us for a fun-filled Easter Party where little explorers set out on an egg hunt adventure packed with games, surprises, and prizes!

TICKET RATE: PHP 1,650 PER PERSON



Scan the QR code or visit
<https://bit.ly/eggsploreereasterquest>
to get your tickets.

Let's Connect!



QuestPlusManila

Quest Plus Conference Center Manila
Entrata Urban Complex, 2609 Civic Drive, Filinvest City
Alabang, Muntinlupa City 1781 Philippines

Q-Imago

LABORATORY AND DIAGNOSTIC CENTER

Unit 312, 3rd Floor, Admiralty Building, 1101 Alabang Zapote Road, Madrigal Business Park,
Muntinlupa City, Philippines

"OPTIMAL HEALTH STARTS WITH QUALITY TESTING"

PROMO!!!

**Exclusive for AAV
Residents only.**

LABORATORY

HOME SERVICE

- ✓ Complete Blood Count
- ✓ Blood Chemistry
- ✓ Urinalysis
- ✓ Ultrasound
- ✓ ECG

NO HOME SERVICE FEE

for minimum of P450 worth of services.

RESERVE YOUR SLOT NOW!

*"Valid only within Ayala Alabang
Village, Muntinlupa City."*

FOR MORE DETAILS

CONTACT US NOW

(02) 8367-3588 / 0977-061-7677

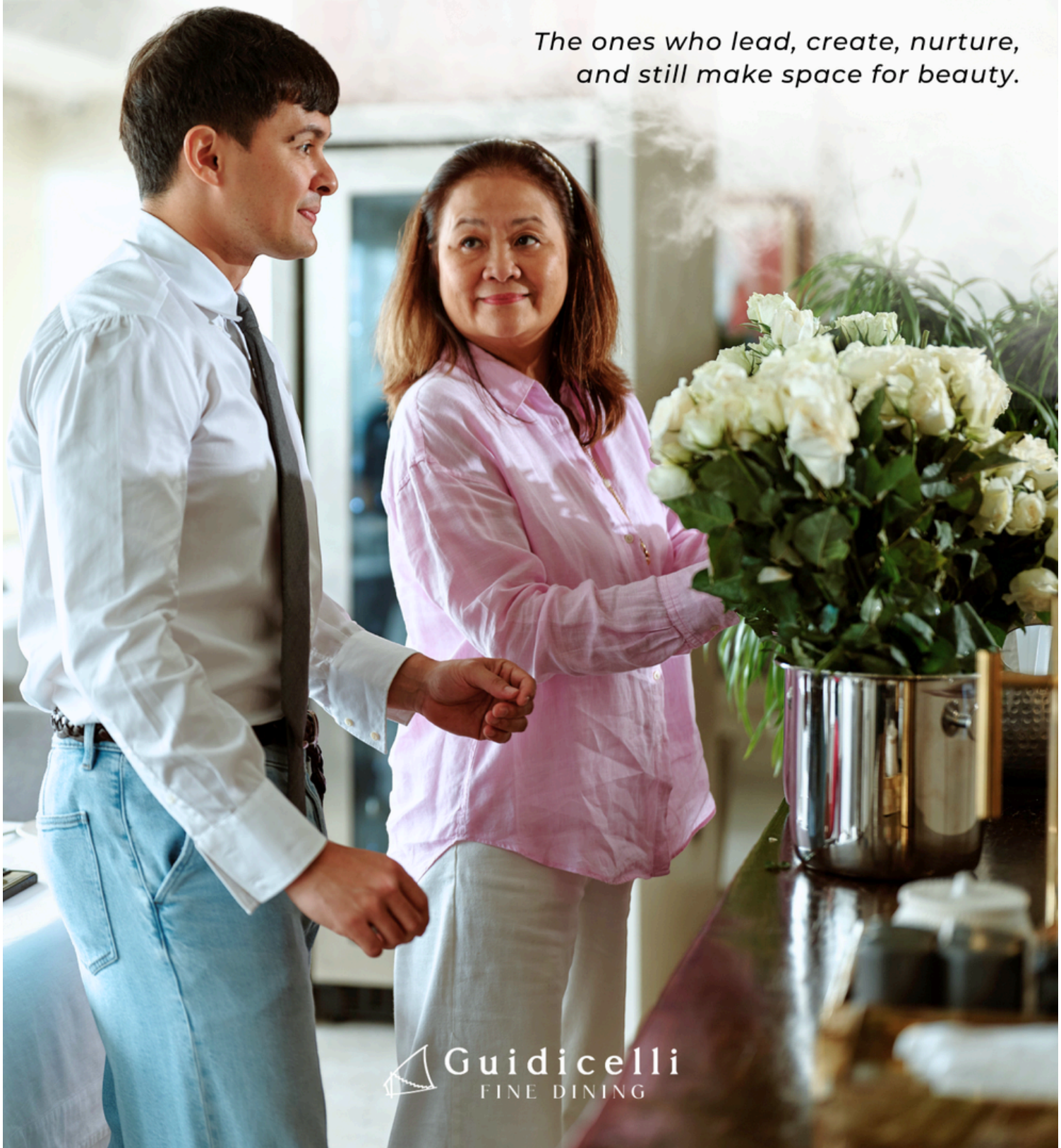
qimago ldc@gmail.com



March honors women who savor life with intention.

**At Guidicelli, we invite you to pause over
carefully crafted dishes and a thoughtful pour.**

*The ones who lead, create, nurture,
and still make space for beauty.*



 **Guidicelli**
FINE DINING

Building 11, Molito, Alabang
Book via OpenTable or [guidicelliristorante.com](https://www.guidicelliristorante.com)

☎ 0968 115 3865
  [guidicelliristorante](https://www.guidicelliristorante.com)



GUARANTEED ALL EXPERIENCED THERAPISTS

SERVICES MENU

SIGNATURE WHOLE BODY **500/HR**

Indulge in a massage by our skilled therapists blending Swedish, Shiatsu, reflexology, Deep Tissue, prenatal, and postnatal techniques—tailored to your needs.

HOT STONE **1000/1.5HR**

Elevate your relaxation with our Hot Stone Massage, where heated stones deepen each stroke to melt away tension and unlock lasting relief—perfect for those seeking an extraordinary massage experience.

CALL OR SCAN THE QR CODE TO BOOK YOUR APPOINTMENT



0915-329-8887 8842-9164

0918-432-3802 8350-5697

AYSMASSAGE.COM

AYALA ALABANG'S NO.1 ON ITS 21ST YEAR OF SERVICE

ALL IN THE PURSUIT OF WELLNESS



Forever Touch

HOME SERVICE MASSAGE

Full Body Massage	P350
Foot Reflex	P350
Manicure & Pedicure	P350
Foot Spa	P350
Body Scrub	P450
Ventosa w/ Massage	P700
Hot Stone	P700

Underarm	P350
Upper Lip	P350
Eyebrow	P350
Half Arm	P400
Full Arm	P600
Half Legs	P450
Full Legs	P600
Men's Chest	P450
Men's Full Back	P600
Bikini	P500
Brazilian	P550
Treading	P350

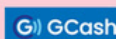
Hair Spa	P350
Hair Dye	P350
Blow Dry	P350
Hot Oil	P350

*Experience a full relaxation
right in your doorstep!*



For cashless transaction you can pay thru BPI or GCash:

 **BPI** Account No. 3465-0556-68

 **GCash** 0917-8467853



8370-9539
8275-4899



0917-846-7853
0917-841-1994





D'ZEN SPA

HOME SERVICE MASSAGE



SIGNATURE ZEN MASSAGE

1 HOUR **P500**

A blend of Swedish, Shiatsu, and Deep Tissue to release tension and calm your body, elevated by our **Thai-inspired stretches and mindful pressure.**



PREMIUM HOT STONE MASSAGE

1.5 HOURS **P1000**

Massage therapy that releases toxins, improves circulation, and eases “lamig”, while **warm stones melt stiffness** –deep relief and full-body renewal like no other home service.

RELAX YOUR BODY, RESTORE YOUR ENERGY

BOOK NOW



0917-533-9444



SHEN SPA
HOME SERVICE
MASSAGE & SPA

SERVICES & PRICELIST

HAND & FOOT SERVICES

(Premium ORLY polish)

- ₱199 Manicure
- ₱249 Pedicure
- ₱349 Mani-Pedi
- ₱349 Jelly Foot Spa
- ₱449 Manicure + Hand Spa
- ₱549 Pedicure + Jelly Foot Spa
- ₱449 Gel Mani or Gel Pedi
- ₱849 Gel Mani-Pedi
- ₱1,099 Gel Mani-Pedi + Jelly Foot Spa

Add on: Gel Removal P149

WAXING SERVICES

- ₱199 Eyebrows Threading
- ₱199 Upper Lip Threading
- ₱299 Underarms
- ₱349 Half Arms
- ₱449 Full Arms
- ₱399 Half Legs
- ₱549 Full Legs
- ₱399 Bikini
- ₱499 Brazilian

MASSAGE SERVICES

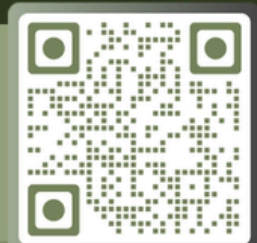
- ₱349 Full Body Massage (1hr)
- ₱349 Foot Reflex (1hr)
- ₱499 Body Scrub
- ₱599 Ventosa Massage (1.5hr)
- ₱799 Hot Stone (1.5hr) **NEW!**

HAIR SERVICES

- ₱349 Hair Blow-dry
- ₱349 Hair Color Application
- ₱349 Hot Oil
- ₱449 Hair Spa
- ₱499 Hair Cut (also for males & kids)
- ₱1,999 Brazilian Hair Keratin
- ₱2,499 Brazillian Hair Botox

BOOK NOW!

8822-1731 | 8401-3529 ☎
09608109332(Smart/Viber) ☎
09561595020(Globe) ☎



SCAN TO
BOOK ONLINE

Instagram Facebook @shenspa.hs

FOLLOW US
FOR EXCITING PROMOS!

WE ACCEPT CGASH PAYMENT: 09618760554

Fully vaccinated staffs | Clean sets of uniform, facemask & towels | Strict tools and staff house sanitation



This Women's Month, let the meal linger!

At Da Gianni, the table is always open to the women who make every meal meaningful.

We celebrate the ones who lead, nurture, and inspire around the table.

📍 Reserve your table today.



Westgate Hub, Alabang, Muntinlupa City, Metro Manila

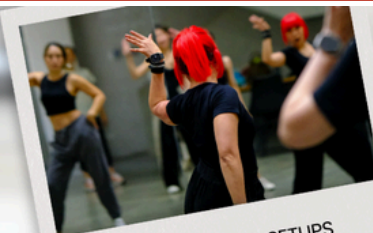
📱 @dagiannimanila

🌐 www.dagiannimanila.com

March is Women's Month

- ✿ Flexible studio setups
- ✿ Creator- and brand-ready spaces
- ✿ Easy access & free parking
- ✿ Comfortable dressing rooms

THIS IS
YOUR SIGN
TO THINK
BIGGER!



FLEXIBLE STUDIO SETUPS



COMFY DRESSING ROOMS



CREATOR & BRAND-READY SPACES



📞 0920 952 0139 📧 inquiries@gstudios.ph

📱 @thegstudiosph 🌐 www.gstudios.ph



fabric field

Elevating Interiors with Fine Fabrics, Bespoke Upholstery, and Advanced Window Treatments



Main Showroom

Km 23 East Service Road, Cupang, Muntinlupa City
Viber: +63 0917 839 6803 Landline: +63 (2) 8842 4126
Mon - Sat | 9am - 6pm

Alabang Showroom

Unit A42-B, Lot 103-11 Alabang-Zapote Road Cor. Filinvest
Viber: +63 0917 535 9638 Landline: +63 (2) 8771 1611
Mon - Sat | 9am - 6pm

Facebook: @Fabricfield

Instagram: @fabricfieldph

Website: www.fabricfield.ph



EUROPEAN CAR EXPERTS

SPECIALIZING IN BMW

**WE NOW OFFER AC CLEANING!!!
NO PULLDOWN DASHBOARD
PRICE STARTS AT ₱ 4,500**

BUSINESS HOURS

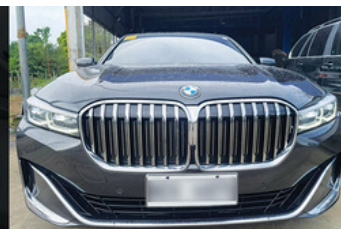
Monday to Saturday 8:00 AM - 5:00PM
(Excluding Holidays)

ADDRESS

Lot 63 Sitio Balidbid Purok 6
Brgy. Santiago General Trias, Cavite

PHONE NUMBER

0908-860-6285 or 0919-620-6767



Real Estate

ALABANG H/L, LOTS 4 SALE: 1)AAV Lots 620sqm, 997sqm, & 371sqm 2) AAV H/L P80M-P200M up 3) AHills Lots 350/420/495/676/1460 sqm 4)AHills H/L P50Mn 5) Hboro H/L P53M6)San Jose Lot 571sqm 7)Mondrian condo 93sqm Toto-09171048913

PORTOFINO, BF HOMES, TS CRUZ, 4 SALE 1) Portofino Hts Hse LA-280m² FA-300 b/n P46Mn 2)Porto 55M / 65M / 95M 3)BF Lots 280sqm & 565sqm 4) BF Hses 280m² & 399m² modern 30M-45M 5) TSCruz lots 240/300/400/600/1032 sqm Toto-09171048913

HOUSE & LOT FOR SALE 433 COUNTRY CLUB AAV 1380sqm lot 800sqm house 350M call 0917 820 0707

AAV H&L FOR SALE LA 411 FA 325 Den w/ bath 4 bedrooms w/ bath attic w/ bath glass enclosed lanai Php 97M Jennie 0917-8123095

URGENT SUPER BEAUTIFUL & ELEGANT HSES FOR RENT INSIDE AAV budget: P80T ; P135T ; P150T ; P180T ; P200T a mth rental. w/ hospitable & nice landlords ; Lot areas 350m², 550m² 1,555m² inside AAV. call Yolly 8809-0986 ; 0920-9193270

AAV HOUSE FOR SALE 300 SQM LOT ; Renovated, call / text / viber 0916-4083040 / 0917-1541008

AAV FOR LEASE 3BR ; 3BATH ; DEN ; POWDER RM ; SWIMMING POOL P110K per month Jennie @ 0917-8123095

Food

JOSEPH RICEMILL CORP. Maharlika • Jasmin • Japanese • Brown rice 50kl 25kl 10kl 5kl available Tel# 8800-1825 / 8802-0496 ; 0917-7226309 / 0921-8725031

TRISTELLAR TRADING CORP - Providing high quality rice for over 20 yrs, same-day free delivery, place your orders now! 8807-2591 / 0977-2594769 (Mon-Sat)

BIGAS BUDDY (STUSSY'S RICE / ALL RICE) - Fast. Fresh. Reliable. We deliver right your doorstep! Call now: 8-802-1368 / 0969-418-8758

Health

CAMACHO MEDICAL STAFF Provides private duty nurses caregivers midwives to your sick family member pls call 0935-6010981 ; 0919-9665873 Viber (046) 4235806 Chay Camacho

Garage Sale

GARAGE SALE IN 323 APO ST. Everything must go. March 14 & 15 from 8:00 to 5:00pm

203 LIPA! GARAGE SALE! EVERYTHING MUST GO! Furniture, Appliances, Clothes, Etc. March 28-29, 8am - 5pm

GARAGE SALE MARCH 21 - 22, 112 BOHOL, ALLEY 12. 8am-5pm. shoes, clothes, etc.

407 PANTABANGAN ST. MARCH 20 & 21, 8AM - 5PM. Clothes, home items and more - low prices everything must go!

GARAGE SALE! MAR. 20 & 21, 8AM-5PM, 289 CUENCA ST. Pre-loved clothes, shoes, bags, toys, household items, school supplies, & more!

Miscellaneous

WE BUY 2ND HAND ITEMS Furniture Silverware audio system speakers amplifiers decors chandeliers. George & Letty 7753-5203 ; 0920-8287261 / 0926-6430959 / 0929-3150495

BUYER OF PRE-LOVED FURNITURES, HOME DECOR, PAINTING, SCULPTURES, Antiques, old santos, ivory, jewelries and watches contact: 0918-3812220, 0917-5102227 Gerry

BIG SALE!!! DINING TABLES, CHAIRS, CONSOLES BUFFETS DISPLAYS, Coffee tables, aparadors, comoda, santos, jars, accents light, mirrors, benches, Herencia Antiques

ACCEPT UPHOLSTERY, REPRODUCTION, SHADE REPAIR, VARNISHING, Soliya change. Herencia Antiques @ 339 El Grande St. BF Homes Tel. 8553-5616 / 0966-8269137

ALABANG VISA CENTER docs@shrofftravel.com Mobile: +639171383843 Unit 606 / 610 Civic Prime Bldg. Filinvest Muntinlupa City

WE BUY ITEMS Stereo amplifiers speakers computer laptop aircon bikes electronic gadgets working or non working. Contact Sam 0917-4006897

WE BUY ANTIQUE FURNITURE, PAINTING, OLD SANTO, IVORY, SCULPTURE, Jewelries & watch call or viber - 0906-2561777 Lovely Zapanta

Pets

ASIA PRO K-9 DOG SCHOOL / AAV dog trainer proper potty training, basic obedience, dogshow, handler, guardwork, sniffing, home service call text 0981-4096254

ADVERTISING RATES

PAGE ADS

Print in Grayscale

FULL PAGE

8"W x 10"H

₱5,000

HALF PAGE

8"W x 5"H

4"W x 10"H

₱3,500

QUARTER

4"W x 5"H

₱2,500

MONDAY

Deadline for Submission
Advertisements and Payments

SEMIMONTHLY

Distribution of AAVA News

For further questions, contact us at:

☎ **8842-9101 / 8809-2282 loc.122 & 218**

✉ **aavanews@aava.com.ph / aavanews@yahoo.com**

LINER ADS

(Maximum of 150 characters)

REGULAR

₱150

BOLD

₱200

BOXED

₱270

BOX & BOLD

₱300

BANK PAYMENT

UNION BANK

Payee: AAVA

Account Number:
00-127-000208-1

DISCLAIMER

The Ayala Alabang Village Association (AAVA) does not endorse, warrant, or guarantee any home service providers advertised in the AAVA News. We have received reports that some providers charge high fees for services that may not meet expectations. Please be aware and choose wisely when using these services, as it is at your own risk. Thank you.

Home Service

MAJEID'S CARPET - Direct Importer of Persian Carpet accept deep washing & repair of carpets, 2F Expansion Wing Festival Supermall Filinvest. Call Mahmood at 850-3889, 0926-700-7752 Free pick-up & Delivery

BEST AIRCON SERVICES Installation A/C repair, water pressure cleaning, all type of aircon, technician are certified call: 8-8009979; 0942-3155411; 0915-9640405

NOEL HOME SERVICE House renovation tiles installer iron works painting works electrical plumbing roof gutter swimming pool cabinet 0936-7870859; 0908-5159820 mortanmorojo@gmail.com

LOIS PLUMBING SERVICES Declogging toilet bowl, kitchen sink, sewerline, drainage, greasetrap. electrician, water heater installation, iron works, retiles, masonry. 0977-4269925; 0991-3795082

CADBURY'S LAUNDRY. Professional dry cleaning. High quality laundry. Free pickup & delivery. Comforter, curtains, rugs, plushies, winter wear. Viber 0956-6859159

LANDSCAPER DESIGNER AND REPAIR Kung hanap niyo magandang garden huwag mag atubili pls call #0960-6634184

VIC TUBERO AND HOUSE REPAIR Carpentry masonry house repainting roof painting repiping water leaking declogging of water closet cel# 0929-6024466; 0949-1736482

ILONGGO TUBERO HOME SERVICES Painting repainting welding works roofing gutter repair masonry tile setter carpentry cp no. 0909-4904379; 02-85683041

MILES AIRCON CENTER Installation repair relocation cleaning all brands split packaged window type well trained technician call 0927-709 6988; 0921-2839086

MILES ELECTRICAL EXPERT Res/Ind'l control wirings motor pumps install genset circuit breaker panel water heater call 0927-7096988; 0921-2869086 ex abroad

CAPELLAN HOME SERVICE Electrical plumbing & pipes carpenter masonry tile setter painting welding roofing waterproofing installation 0976-1927650; 0976-0135897

BUDDHA BLESS PEST CONTROL Problema sa anay ipis daga lamok at iba pa. 0943-5309940; 0995-3510896; 0991-6754808 at low low price

NESTOR POOL & TUBERO SRVC We repair, maintain pool & do deck clogging Tel# 8806-7826 Cel# 0927-4594659 / 0917-1428829 Cont: Wilma Dayoc

DHYLAN HOME SERVICE Tubero painting electrical carpentry masonry all welding works gutter repair civil works 0945-6157880

QUINTS CONSTRUCTION All kinds of works renovation electrical plumbing water system roofing gutter swimming pool all kind of tiles painting varnish 0915-5364462

5 BUILD CONSTRUCTION AND SERVICES Swimming pool construction electrical masonry carpentry ceiling installer plumbing iron works roofing 0915-8860071

BORIS HOME SERVICE Tubero expert house renovation electrical carpentry welding painting roof gutter swimming pool aluminum cel. 0945-7584313; 0912-6446376

24 HOURS ELECTRICIAN AND PLUMBING SRVCS Painting varnish carpentry masonry iron work gutter tiles Globe 0916-3389680 Smart 0962-1063709

Tutorial

PIANO GUITAR VIOLIN CELLO UKULELE WINDS. Home service by U.P. Music graduate. Also piano tuning. 0915-4681174 Nyoy (AAV resident)

BRAINWORKS TUTORIALS: Trusted academic support for Ayala Alabang students preparing for IBDP, UPCAT & Science HS exams. FB: brainworksph | 09172414777

LEARN FAST & ENJOY-PIANO GUITAR VIOLIN - CLASSICAL, POP, JAZZ, OIDO also plays on special occasions. 8788-4118; 8821-5418; 7149-6227; 0920-9052295. Piano Tuner. Didi

ALABANG WORKSHOPS MUSICAL THEATER DANCE ACTING VOICE Guitar drums violin piano call / message 0917-8549425 Le Haym

Employment

URGENT HIRING! EXECUTIVE DRIVER Drive luxury cars pls call / text 0962-9178556 with experience only

URGENT HIRING LABANDERA / PLANTSA Handwash only with experience and can start asap! 25 to 38 years old only pls call / text # 0962-9178556

DRIVER Preferably resident Of Muntinlupa, San Pedro or Las Piñas with atleast one year experience as driver. 0928-3388210

WANTED FAMILY DRIVER. Text 0917-5305162. Text only

WANTED TO HIRE AN EXPERIENCED LADY DRIVER for my real estate work inside AAV. Salary + 20% of my commission. Job very simple driving around AAV & groceries most of the time. 0920-9193270 email Biodata yollyasuncion@gmail.com

Home Service

GEN. CLEANING SVCS ; Carpet & sofa shampooing & other specialized cleaning. Pls call or text: 0927-2110811 / 0955-7763000 / 0917-8538746

JOHN HOME SERVICE Renovation and repair, plumbing, painting, electrical, carpentry, masonry, aluminum & glassworks, screen window & door, ironworks, roof & gutter works, bamboo fence 0916-46297351; 0998-2621630

LARRY HOME SERVICES - Electrical plumbing renovation masonry carpentry welding repaint install gutter aircon cleaning 0906-0040544; 0955-2752385

MIKE HOME SERVICES Renovation painting tilling masonry swimming pool repair gardening roofing gutter water proofing plumbing carpentry welding work 0927-0670839 / 0977-2531661

5S CONSTRUCTION AND SERVICES Swimming pool construction electrical masonry carpentry ceiling installer plumbing iron works roofing works 0915-8860071

BERT HOME SERVICE plumbing painting electrical masonry all welding works Carpentry pool renovation glass aluminum works 0927-3531653

DONDON HOME SERVICES Electrical • painting • carpentry • gutter roofing • water proofing • pool repair • plumbing • tiles welding trusses # 0956-3411151 cp: 0961-7458165

EMUSLAN CONSTRUCTION EXCAVATING SERVICE for building or house construction demolish and renovation. for inquiries pls call Chona 0995-1091715



From the kitchen of Malou Fores, Mamou began at home.

What started as family cooking meant to be shared is found in familiar dishes and meals enjoyed together.

At Mamou, we cook with memory, heart, and home.

Find us at:

Mamou 8TC

Alabang Town Center, Alabang

11:00 am - 9:00 pm 11:00 am - 10:00 pm
Sunday - Thursday Friday - Saturday

For orders and reservations

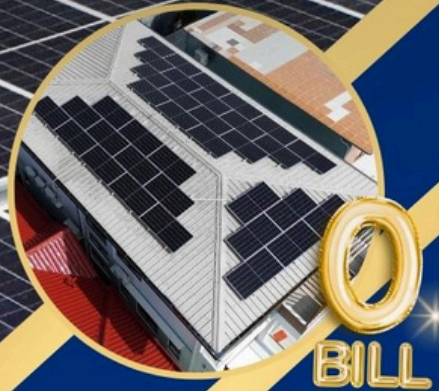
+63 917 546 2668



**Dream
Windows**
 where dream meets reality

0917-630-5815
0998-532-2998

POWER YOUR
SUMMER
THE LARIC
WAY



BILL



SLARIC
 solaricPH

#ZEROBILL

BECAUSE THE BEST THINGS IN LIFE SHOULD BE FREE

0917.860.3141 | 0908.377.5577

info@solaric.com.ph | www.solaric.com.ph



SHAKE

Dimensions: 1310mm x 410mm
Coverage: 1250mm x 368 mm
Weight: 2.90 kg



CLASSIC

Dimensions: 1325mm x 418mm
Coverage: 1262mm x 368 mm
Weight: 3.00 kg



SENATOR

Dimensions: 1320mm x 410mm
Coverage: 1250mm x 368 mm
Weight: 3.00 kg



MILANO

Dimensions: 1330mm x 410mm
Coverage: 1210mm x 368 mm
Weight: 2.90 kg



HERITAGE

Dimensions: 1320mm x 418mm
Coverage: 1262mm x 368 mm
Weight: 2.90 kg



CALIBRE

Dimensions: 1340mm x 295mm
Coverage: 1250mm x 250 mm
Weight: 2.10 kg

BRANCHES

Main Office
Ground floor, Unit No. 105, State Condominium IV,
Ortigas Ave. Greenhills, San Juan City

Tilcrest Pampanga
Lot 11, Block 2 Jake Gonzales Blvd. Brgy. Virgen
Delos Remedios, Angeles City, Pampanga

SOCIALS

Instagram
[dekra_ph](#) / [tilcrest_ph](#)

Facebook
[dekraroofingph](#) / [tilcrestroofingph](#)

Website
[www.dekra.ph](#) / [www.tilcrest.com](#)

CONTACT

Phone
8808-7659
09399825807

Email
sales@tilcrest.com