



**AYALA ALABANG**  
VILLAGE ASSOCIATION

# AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



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## LTO-on-Wheels Serves 77 Vehicles in Latest AAV Run

Residents of Ayala Alabang Village once again benefited from the return of the Land Transportation Office's (LTO) Mobile Services as the two-day LTO-on-Wheels program successfully concluded on January 27–28, 2026, at the Saturday Market Grounds along University Avenue.

During the activity, 77 vehicles were registered onsite, allowing residents to complete their transactions quickly and conveniently without the usual long lines and travel to LTO offices. The mobile service significantly reduced the time and effort required for vehicle registration, underscoring its value to the community.

In addition to registration, smoke emission testing and Compulsory Third Party Liability (CTPL) insurance services were also made available, enabling motorists to fulfill multiple requirements in one location.

The Ayala Alabang Village Association (AAVA) continues its strong partnership with the LTO, ensuring that essential government services remain accessible to village car owners and promoting compliance with LTO regulations.

The next LTO on Wheels schedule is set for February 12–13, 2026, offering residents another opportunity to take advantage of these streamlined services.

# REMINDERS & ANNOUNCEMENTS

## How to Get Your 2026 BF Homes Vehicle Sticker

AAVA Residents: Application open from January 19 to February 20, 2026. A simple 4-step guide managed by BFFHAI.



### Step 1: Prepare Documents & Get AAVA Endorsement

#### Required Documents



**Cars:**  
OR, CR, and  
one valid ID.

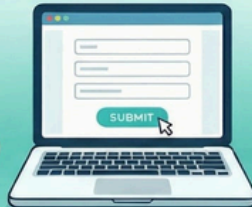


**Motorcycles:**  
OR, CR, valid ID,  
and a video verifying  
no open muffler.

**Company/Rented/New:** include company  
certification, lease contract, or deed of  
sale, respectively.

Bring the required documents to the  
AAVA Office for an endorsement stamp.

### Step 2: Apply Online



#### Apply Online & Receive SRS Number

Visit the BF Homes sticker portal:  
<https://bffhai.znergee.com/>

Scan the  
QR code  
to access the  
sticker portal:



### Step 3: Pay Fees at AAVA



### Step 3: Pay Fees at AAVA

#### Fees



**Car Sticker:**  
\*1st and more **₱3,200**



**Motorcycle Sticker:**  
\*1st and more **₱1,450**



**AAVA Processing  
Fee:** **₱50 per  
vehicle**

Submit your SRS Number and  
payment at the AAVA Office to get  
an Acknowledgment Receipt.

### Step 4: Collect & Install Your Sticker



Wait for AAVA's notification,  
then pick up your sticker and  
install it immediately.

**For Inquiries, Contact CERD:**  
Call (02) 8809-2282 loc. 213 or  
(02) 8842-2708 for assistance.

COME & VISIT

## AAV SATURDAY MARKET

**Saturdays, 6 AM to 2 PM**

Saturday Market Ground, DLSZ Parking lot, University Avenue



### 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](mailto:privacy@aava.com.ph)

AAVA OFFICE

**8809-2282**

SECURITY HOTLINE

**8842-1111 / 8842-2222**



## Barangay Ayala Alabang Calls Public Consultation on Real Property Tax Assessment

Barangay Ayala Alabang has announced a public consultation with the City Assessor and Muntinlupa City officials to discuss proposed assessed and zonal values affecting Real Property Tax (RPT).

Scheduled on February 11, 2025, the consultation will be held at the Barangay Ayala Alabang Community Center along Madrigal Avenue, from 9:00 a.m. to 12:00 noon.

The forum aims to provide a platform for stakeholders—including homeowners, schools, and other institutions—to raise concerns, seek clarifications, and submit suggestions regarding property valuations used in computing real property taxes. Barangay officials emphasized that the consultation is part of efforts to promote transparency and work toward fair and reasonable tax rates.

The barangay, led by Punong Barangay Dr. Marcus Lester R. Suntay, expressed hope for strong attendance, noting that feedback gathered during the consultation will help guide discussions with city officials on balancing revenue needs with the community's call for equitable taxation.

Residents and stakeholders are encouraged to attend and take part in the dialogue on local tax policies that have a direct impact on the Ayala Alabang community.

## Community Mourns Fallen Security Guard, Calls for Support for Bereaved Family

The Ayala Alabang Village community is mourning the passing of Security Guard Joseph D. Bacli of the Eight Arms Security Agency, who died in a motorcycle accident on January 28, 2026, while on his way to work.

According to official reports, the incident occurred around 5:45 a.m. along Daang Hari Road-Investment Drive in Las Piñas City and involved a single vehicle. A colleague who witnessed the accident immediately sought help. SG Bacli was rushed to Alabang Medical Center after emergency response by the Las Piñas Bureau of Fire Protection Medical Team, but despite extensive resuscitation efforts, he was declared dead.

SG Bacli served at Ayala Alabang Village Association (AAVA) and was known as a dedicated and reliable member of the security force. His sudden passing has left his family facing not only deep grief but also immediate financial challenges.

In response, AAVA leadership has formally endorsed a request for financial assistance to help the bereaved family with urgent needs, including funeral expenses.

The community is encouraged to extend support in any form—financial aid, prayers, or messages of condolence—as a gesture of unity and gratitude for his service. Those who wish to help may also coordinate with the AAVA Security (8842-1111) or the Eight Arms Security Agency.

In honoring SG Bacli, the community stands together in compassion and bayanihan.



### GCash Details



Account Name: **Jean Rose Davis**  
GCash Number: **0970-5694416**



**Bank of the Philippine Islands (BPI)**  
Account Name: **Jean Rose Davis**  
Account Number: **1769225052**

# Waste Collection Schedule and Management Guidelines for Residents

| Waste Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Districts   | Collection Days              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------|
| Garden, Kitchen, and Bathroom Wastes                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1, 2, 3 & 5 | Monday, Wednesday & Friday   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4, 6 & 7    | Tuesday, Thursday & Saturday |
| Recyclables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1, 2 & 3    | Monday & Thursday            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5 & 6       | Tuesday & Friday             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4 & 7       | Wednesday & Saturday         |
| Tree Waste                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                              |
| <ul style="list-style-type: none"><li>Private contractors hired for tree pruning/trimming inside a resident's property should be responsible for hauling out the debris.</li><li>Garden waste collectors will not pick up large tree branches, cut palm trees over 2 inches in diameter, or cut longer than 1 meter.</li><li>Bougainvillea, bamboo trimmings, and palm fronds should be cut into 1-meter lengths and tied into bundles, while loose leaves should be placed in large garbage bags.</li></ul> |             |                              |
| Non-Collectible Waste                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |                              |
| <p>Homeowners must dispose of debris such as broken cement, tiles, monoblock chairs, furniture, toilet bowls, glass panels, mattresses, and old tires, as they are not covered by garbage collectors. In addition, homeowners are responsible for contacting a private hauler at their own expense.</p>                                                                                                                                                                                                      |             |                              |
| Waste Segregation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |                              |
| <p>Proper waste segregation should always be observed. Failure to segregate your garbage properly will result in the waste not being picked up by the appropriate collection truck.</p>                                                                                                                                                                                                                                                                                                                      |             |                              |
| Collection Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |                              |
| <ul style="list-style-type: none"><li>Garbage should only be brought out during scheduled collection times.</li><li>After garbage collection, garbage bins should be brought back inside the property.</li></ul>                                                                                                                                                                                                                                                                                             |             |                              |
| Prohibition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                              |
| <p>Dumping garbage in vacant lots is strictly prohibited.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                              |

For waste collection concerns, please call **8809-2282 loc. 113-114** or **8807-5859**.



## BOARD RESOLUTION No. 2025-08-01

## 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”) are annotated with 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 concerned, states:

### 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 consist 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 is 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 for from the deed of restrictions”; 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 before the AAVA Architectural Department's. approvals 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, nNon-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 gaps in the existing rules and regulations to address these situations, which must be addressed in the spirit of fairness to all Lot Owners who have faithfully complied with the Deed of Restrictions; Page 3 of 11

**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.

### I. Obligations of Stakeholders for Compliance 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, 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 obligation to comply with the Deed of Restrictions.

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. Such posting of notice(s) shall be documented in accordance with processes or procedures that the AAV Management may adopt.

#### 2. Obligations of Professionals, Individuals, and Employees Engaged by an AAV Lot Owner

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 Page 4 of 11 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 for their respective professions.

3. Obligations of the AAVA Board of Governors, Committees, Architectural Department ("AD") and Officials and Employees

- a. The AAVA Board of Governors is obligated by the legal duty to "enforce the deed of restrictions of the lots within the village and promulgate sanction for any violation therefor from the deed of restrictions."
- b. All officials and employees AAVA who are responsible for the fulfillment, operationalization, and execution of the legal obligation by AAVA and its Board of Governors to enforce the Deed of Restrictions shall act with extraordinary diligence in the performance of their functions, duties, and responsibilities. The said officials and employees shall be solely and directly responsible for any non-feasance, misfeasance, or malfeasance, and the AAVA Board of Governors may reprobate, recall, alter or modify, any such act upon discovery, without prejudice to the imposition of penalties and the filing of administrative, civil and criminal cases or actions that may be filed against such erring official or employee;

## 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 the one hand, and any authorized committee, official, or employee of AAVA, on the other, may agree to conduct a joint measurement to determine the NGL of the subject lot. Any such determination 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.

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 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 of the said Geodetic Engineer, 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 further rules and guidelines as the AAVA Management may prescribe. At its discretion, AAVA may request the owners of adjoining lots or any interested homeowner to provide relevant information on the NGL and/or comment on the submitted topographic plan.
- 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 such 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. Such violation shall be subject to penalties, fines, and/or sanctions as may be provided in this Resolution.

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 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 report of such confirmation and/or disclosure of any possible discrepancy and accuracy. The failure of the contractor to submit the 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 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 or employee, professional, 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 Sstoppage order.

#### 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 which shall be subject to the appropriate sanctions, including but not limited to daily fines or penalties for each type of violation and undertaking the necessary correction, rectification, demolition of structure at the Lot Owner's cost.

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 and the provisions of 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. This complaint shall initiate the investigation process provided under the Resolution and such other applicable rules and regulations. Page 8 of 11

c. All existing AAVA Rules and Regulations relating to inspection and verification shall apply, insofar as they are not inconsistent with the provisions of 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 the Management 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 the Management 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 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 collected evidence reasonably 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 legitimate purpose.
- 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 possible approval. Page 9 of 11
- d. Blacklisting of professionals and contractors may further result in the filing of a complaint with the PRC for the revocation of their license, if and when appropriate, as determined by the AAVA BoardBoard.

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

## 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, as AAVA may determine and comply with such other rules and regulations applicable, before the 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 by AAVA's AD. The AAV Management shall notify the Lot Owner of the deadline as is appropriate under the circumstances.
- c. If the contractor fails to comply within the specified deadline, a daily penalty 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.
- d. In addition to the daily penalty, or if the Lot Owner 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;

#### V. Continuing Application of Existing AAVA Rules and Regulations.

Unless modified herein or inconsistent with the provisions of this Board Resolution, all existing AAVA Page 10 of 11 Rules and Regulations on the Enforcement of the Deed of Restrictions shall remain in full force and effect.

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 IBAVIOSA**  
District 5 Governor

**MARIA SOLEDAD DE LEON**  
District 6 Governor

# AAVA to Tow Long-Abandoned Vehicles in Q1 2026

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

In December 2025, the Ayala Alabang Village Association (AAVA) identified approximately 35 long-abandoned and dilapidated vehicles, which pose safety risks, obstruct traffic, and limit emergency access.

As of January 30, 2026, two vehicles have been successfully removed by their owners, reducing the total number of abandoned vehicles to 33.

Still, despite prior notices to identified owners, many vehicles remain unattended, while ownership of others could not be established. AAVA continues to coordinate with Barangay Ayala Alabang to enforce the applicable ordinance on these abandoned vehicles.

Towing and impounding operations will continue throughout the first quarter of 2026, following due notice.

The list of affected vehicles may be checked at the AAVA Security Office. Concerned owners or lawful possessors are advised to coordinate with AAVA Security for voluntary removal or ownership verification.

Vehicles left unattended after notice will be cited, towed, impounded, and may be auctioned or disposed of if unclaimed, with corresponding fines and fees.

For inquiries, please contact AAVA Security at 8842-1111 or 8842-2222.








## PLANT SALE

February 7-27, 2026

San Juanico Park, Ayala Alabang Village, Muntinlupa City

Sponsored by:

AYALA ALABANG VILLAGERS' GARDEN ASSOCIATION INC. (AAVGAI)



This Photo



# Planting Seeds of Stewardship: Grade 6 Nature Walk Inspires Young Learners

*By Mrs. Apple A. Obusan, PAREF Woodrose School Teacher*

On January 7, 2026, Grade 6 students participated in an engaging Community Engagement and Nature Walk led by Mr. Eric Buduan of the Forest Foundation of the Philippines and coordinated by Mr. Benjie Bernardo of the AAV Seedling Bank. The activity aimed to educate students on the crucial role native trees play in our ecosystem and the importance of protecting and propagating them.

The day began with an informative talk on native trees and their vital ecological significance. The highlight of the event was the nature walk, during which students and their teachers explored the park at the Immaculate Mary Grotto. They observed native flora and tree species such as Ilang-ilang, Botong, Kamagong, Narra, Talisay, and Anahaw, all thriving in the heart of an urban environment.

To further deepen their connection to nature, students were given Narra seeds to propagate at home, ensuring that their environmental efforts would continue beyond the event. Carefully designed to be both safe and enriching, the activity provided students with a hands-on opportunity to learn about environmental conservation and embrace their responsibility as stewards of the natural world.

The nature walk offered a meaningful opportunity for participants to connect with nature and with one another. The event was well received, and we look forward to organizing similar activities in the future.

The Ayala Seedling Bank is a joint program of AAVA, BAA and St. James Alabang parish.







# VINTAGE & CRAFTS



stylized by Kaye Garcia  
Events  
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| For More Information: 09985808779 makatizonta@gmail.com             |                                    |

*Proceeds from the fair will be donated to the Marillac Psychological Center for Abused Girls and Children, in support of its healing and recovery programs.*



ST. JAMES COPA FOUNDATION, INC.

## *St. James COPA Trustees Attend Installation of New Bishops.*

Last September 5, 2025 COPA Trustees led by Chairman Jun Peñaranda and President Mar Aguas attended the installation of Bp Dave Capucac as Bishop of the Prelature of Infanta (Quezon). Bp Dave is the first Filipino bishop appointed by our new Pope Leo XIV.

On December 2, 2025 COPA also attended the installation of Bp Edwin Panergo as new Bishop of Boac (Marinduque) and last January 14, 2026 COPA also attended the installation of Bp William Antonio as new Archbishop of Nueva Segovia (Ilocos Sur). Bp Antonio had previously been bishop of the Diocese of Ilagan (Isabela) which is a Mission Partner Diocese of COPA.

Our St. James the Great Parish Church of the Poor Apostolate (COPA) is currently supporting 310 poor parishes throughout the country in their evangelization ministry and service to the poor.

Parishioners interested in joining COPA visits may call or message Ludy Barcelona 8842-6369/ 0917810-6272 or Jun Peñaranda 0917-5361358.



Archbishop David William V. Antonio  
Archdiocese of Nueva Segovia (Vigan, Ilocos Sur)  
(Photo Credit: Fr. Erylle Cordero)



Bishop Edwin O. Panergo, DD  
Boac, Marinduque



At the Basilica of Sta. Maria in Ilocos Sur, the land of Vigan longganisa and bagnet.



Bishop Edwin O. Panergo, newly installed Bishop of Boac, together with Bishop Marcelino Antonio Maralit and COPA trustees Mr. Jun T. Peñaranda, Jr., Atty. Wilfredo E. Nuesa, and Mr. Benny Araw.



COPA Trustees with Mission Partner Priests in Boac



Bp Dave Capucac with his predecessor Bp Emeritus Bernardino Cortez



Bp. Dave Capucac with COPA trustees and volunteers.





## Community Updates

### Barangay Ayala Alabang Strengthens Community Services

Barangay Ayala Alabang recently held meetings to enhance services for residents. The Office for Senior Citizen Affairs (OSCA) focused on strengthening programs for senior citizens, specifically on advance notice for payouts and assistance with Senior ID renewals. Meanwhile, LCM Diagnostics discussed its existing health services and explored ways to further improve them for the community.

The barangay also welcomed Mayor Ana Cristina S. Go of San Mariano, Isabela, who visited to learn about ongoing programs and discuss ways to further support local initiatives. These efforts demonstrate Barangay Ayala Alabang's commitment to delivering responsive, efficient, and meaningful services that benefit the entire community.



### Barangay Ayala Alabang Meets with PNP to Strengthen Peace and Order

Barangay Ayala Alabang (BAA) recently held a coordination meeting with the Philippine National Police (PNP), led by Col. Robert Domingo, to further strengthen peace and order in the barangay. The discussion focused on enhancing security measures, improving coordination between barangay officials and the PNP, and addressing current peace and order concerns.

Both parties outlined strategies to ensure public safety, crime prevention, and quick response to incidents, emphasizing the importance of community involvement. Barangay Ayala Alabang reaffirmed its commitment to a safe and secure environment for residents, workers, and visitors, while the PNP pledged continued support through regular patrols, information sharing, joint initiatives, and community engagement programs.



### Barangay Ayala Alabang Meeting with Rockwell Land

Barangay Ayala Alabang (BAA) held a meeting with Rockwell Land executives Valerie Lopez Soliven, President and COO; Davy T. Tan, Executive Vice President for Business and Project Development; and Alberto M. Loberes Jr., AVP for Licensing and Registration, to discuss plans for Alabang Town Center.

Kap Lester Suntay, together with SK Kagawad Eddrick Costes, emphasized the importance of strong and open communication between Alabang Town Center (ATC) management and Barangay Ayala Alabang. The discussion focused on key topics and concerns involving barangay offices, traffic management, parking, and mall and business development.





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### SOME CLIENT TESTIMONIALS

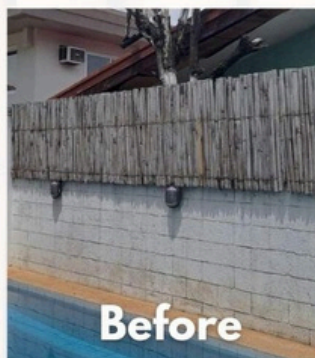


**Before**

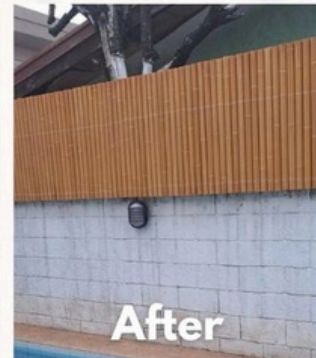


**After**

"I just had our PVC bamboos installed in my backyard, I couldn't be happier with the results! The texture and color are incredibly realistic, making it blend seamlessly with the natural surrounding..." –Ms. Analyn (BF Resort Village)



**Before**



**After**

"I am extremely happy with my new PVC bamboo perimeter fence! Worth every penny. It looks so neat! I am so glad that I decided to have it installed! Definitely worth referring to others. Am one ecstatic customer!" –Ms. Monique (BF Homes)

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- |                        |                        |                    |
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| • Dasmarias Vill., Mkt | • Hillsborough Village | • Ayala Heights    |
| • Alabang Hills        | • La Union Resort      | • Filinvest QC     |
| • Magallanes Village   | • West Triangle QC     | • Tagaytay City    |
| • Filinvest QC         | • Valle Verde          | • Punta Fuego      |
| • BF Homes             | • Green Meadows        | • Merville, & more |

### AYALA ALABANG COMPLETED PROJECTS:

- |                   |                     |                      |                              |
|-------------------|---------------------|----------------------|------------------------------|
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| • Malvar St.      | • San Bartolome St. | • Begonia St.        | • Dama de Noche St.          |
| • Sarangani St.   | • Taysan St.        | • Bayabong St.       | • Calatagan St.              |
| • Dingalan Loop   | • Beata St.         | • Acacia Ave.        | • Caliraya St.               |
| • Macopa St.      | • Country Club Dr.  | • Ilang-ilang St.    | • Tanauan St., and many more |
| • Kamagong St.    | • Apitong St.       | • Talisay St.        |                              |
| • Santiago St.    | • Adelfa St.        | • Pansipit St.       |                              |

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### CONTACT DETAILS

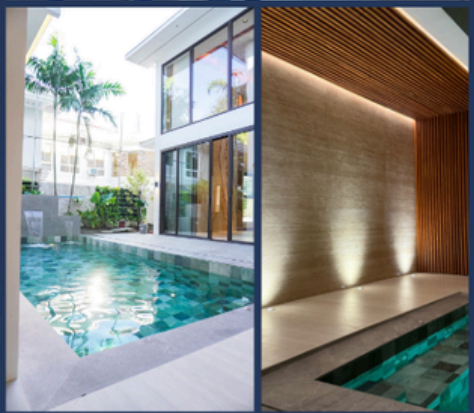
Contact our office for inquiries.

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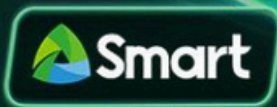


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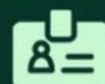
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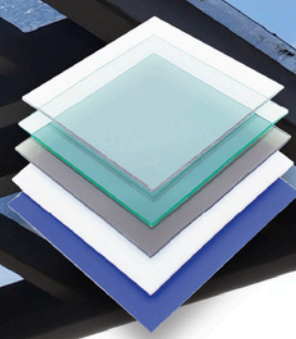
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Urdaneta, Pangasinan

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Cabanatuan, Nueva Ecija  
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Lipa, Batangas  
Lucena, Quezon  
Santa Rosa, Laguna  
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Cagayan De Oro  
General Santos City  
Lanang, Davao  
Matina, Davao  
Pagadian  
Zamboanga City



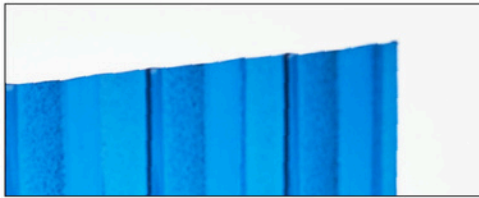


## DURALON

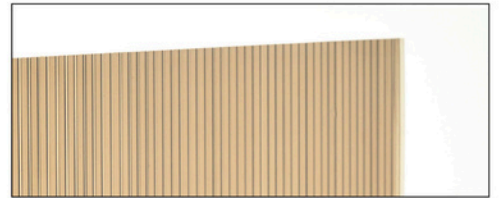
## POLYCARBONATE



SOLID



EMBOSSED & CORRUGATED



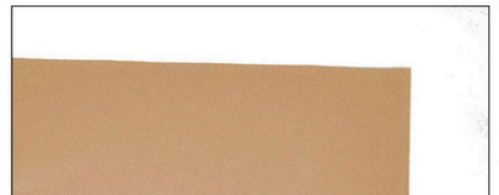
TWIN WALL



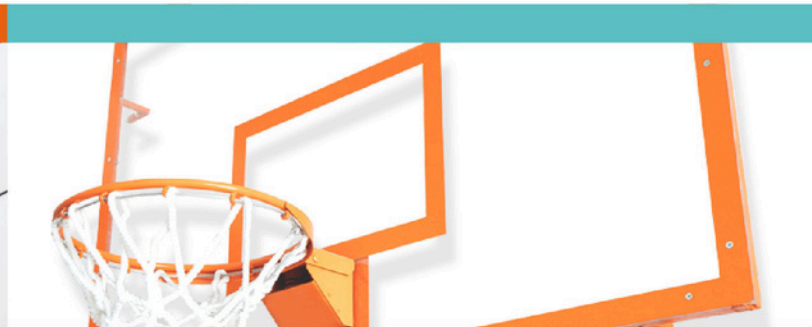
CORRUGATED



RIB-TYPE



FROSTED SOLID



## ALUTECH

## ALUMINUM COMPOSITE PANEL



POLYESTER (PE)



POLYVINYLIDENE FLUORIDE (PVDF)

## ACRYBEST

## ACRYLIC

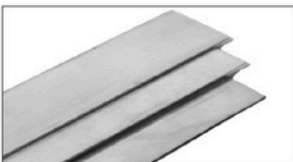


CLEAR



DIFFUSED WHITE

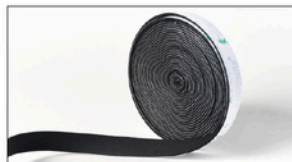
## INSTALLATION ACCESSORIES



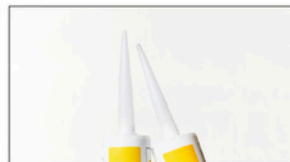
ALUMINUM FLATBAR



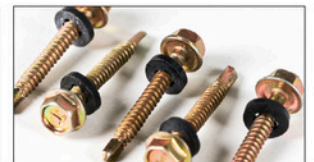
ALUMINUM CLAMPING



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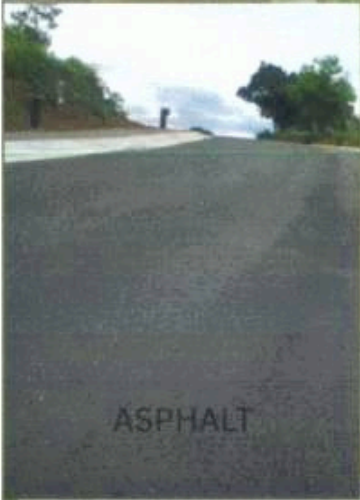




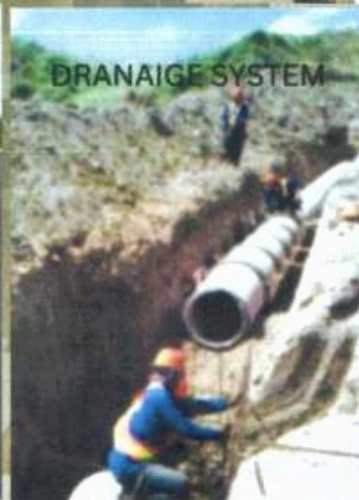
**E-CONTECH  
CONSTRUCTION  
CORP.**



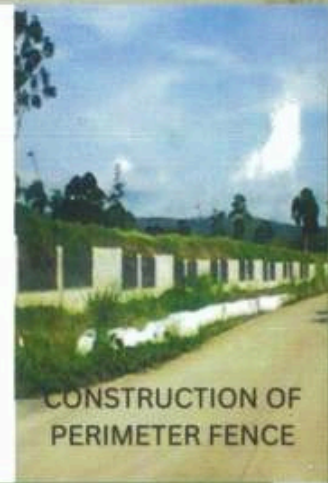
WATER SYSTEM



ASPHALT



DRAINAGE SYSTEM

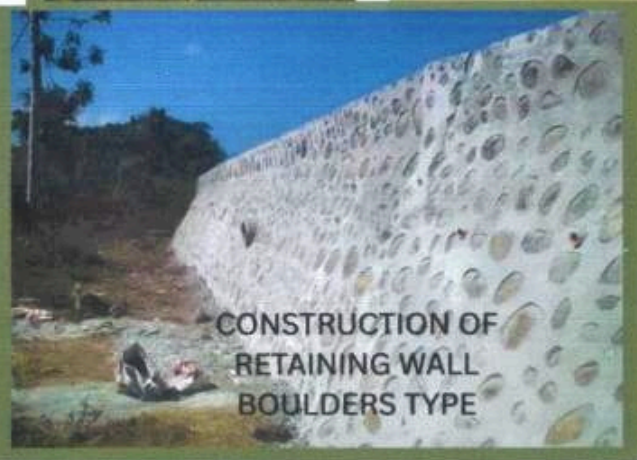


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| Hot Stone           | P700 |

|                 |      |
|-----------------|------|
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| Eyebrow         | P350 |
| Half Arm        | P400 |
| Full Arm        | P600 |
| Half Legs       | P450 |
| Full Legs       | P600 |
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**50** Blood Tests + Other Cardiac Diagnostics

**₱ 10,500**

## SPECIAL OFFER

### CARDIOVASCULAR SYSTEM

1. Apolipoprotein A1 (ApoA1)
2. Apolipoprotein B (ApoB)
3. Cholesterol (Total)
4. Creatine Kinase (Total)
5. Creatine Kinase MB
6. Creatine Kinase MM
7. HDL Cholesterol
8. Hs Troponin I
9. LDH (Lactate Dehydrogenase)
10. LDL Cholesterol
11. Lipoprotein(a) [LPA]
12. Triglycerides

### ENDOCRINE SYSTEM

13. FT (Free Triiodothyronine)
14. FT4 (Free Thyroxine)
15. Glucose
16. HbA1c (Hemoglobin A1c)
17. Insulin
18. Thyroid Stimulating Hormone (TSH)
19. Vitamin B12
20. Vitamin D

### LIVER FUNCTION

21. Albumin
22. ALP
23. ALT (SGPT)
24. AST (SGOT)
25. Bilirubin (Direct)
26. Bilirubin (Indirect)
27. Bilirubin (Total)
28. GGT
29. Globulin
30. Protein (Total)

### KIDNEY TESTS

31. Calcium
32. Chloride
33. Creatinine (w/ eGFR)
34. Magnesium
35. Phosphorus
36. Potassium
37. Sodium
38. Urea / BUN
39. Uric Acid (BUA)

### INFLAMMATION AND AUTO-IMMUNE DISEASES

40. Anti-CCP (Anti-Cyclic Citrullinated Peptide)
41. High-Sensitivity C-Reactive Protein (HSCRP)
42. Rheumatoid Factor

### BLOOD/ HEMATOLOGIC TESTS

43. ABO RH
44. Complete Blood Count (CBC)
45. Ferritin
46. Iron
47. TIBC (Total Iron Binding Capacity)
48. Transferrin

### PANCREATIC FUNCTION

49. Amylase
50. Lipase

### DIAGNOSTIC

51. Chest X-Ray
52. ECG
53. Treadmill Stress Test
54. Doctor Consultation

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## Real Estate

**ALABANG H/L, LOTS 4SALE:** 1)AAV Lots 997sqm & 371sqm 2) AAV H/L P80M-P200M up 3) AHills Lots 350/420/495/1460 sqm 4) AHills H/L P55Mn 5) Hboro H/L P53M 6) San Jose Lot 571sqm 7) Tierra Nueva H/L 45mn Toto-09171048913

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

**HOUSE FOR RENT 317 DINGALAN** 4br w/ t&b big living overlooking pool & garden 900sqm lot 600sqm lv 0917-5095708 open for brokers

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

**AAV H&L FOR SALE 551 SQM. Dist 3 near park 120M 0917-7961103**

**AAV HOUSE 3 STORY 5 BEDROOM** Lot area 298 sqm Floor area 500 sqm 4 car garage price 35M call 0956-5230936

**CONDO ONE BEDROOM AVIDA TOWER 1 ALABANG** in front of Molito ff 35sqm P4.5Mil ; Amaia Steps Nuvali furnished P3.5Mil beside Xavier School call Cristy 0909-6618180

**HOUSE FOR LEASE IN 420 PANTABANGAN 5-BR with garden & pool open for brokers 02 8842-2408 / 0995-5600230 / 0933-8264852**

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**CATERING - AURELIA'S BY SAIBACHI** P750 - Kare-Kare, Chix Pork Adobo, Laing, Sortanghon, Bagoong Tomato salad, Bopis, Coffee gelatin call Cristy 0909-6618180

**CATERING - AURELIA'S BY SAIBACHI** P750 - Salpicao, Russian Chix Pototo salad, Prawn w/ cheese, Pork spareribs, fried rice ala paella, dessert c/o Cristy 0909-6618180

## 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

**JOEY HOME SERVICE** Carpentry tile setter painting roofing electrical swimming pool repair buho fence welding gutter rapair call 0935-1376024 ; 0969-2474138

**PAINTING CARPENTRY GUTTER ROOFING** Waterproofing pool repair plumbing tiles welding trusses swimming pool repair perimeter fence cladding 0915-5364462 ; 0946-2801829

**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

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

**EFREN HOME SERVICE** Masonry electrical steel gate swimming pool upholstery plumbing fence painting roofing 0995-0836986 ; 0930-2707999

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

**LARRY HOME SERVICES** Electrical plumbing renovation masonry carpentry welding repaint install gutter aircon cleaning 0906-0040544 ; 0965-6871089

**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

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

**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

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## 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**

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

**2ND HAND RESTO EXHAUST HOOD** call Cristy 0909-6618180

**PLANT SALE** - Rubber plants, bougies, aglonema, espiritchi palmera, alocasia, philodendron, tea plant, dieffenbachia, pandan, lourdes, soil, fert. call Cristy 0909-6618180

**FLOWERS BY SYLVIA** 8807-2519 / 8850-3932 / 0917-8149570 / 0917-5502489 / 0917-5021755. Open 6AM - 6PM. 125 Guava Drive AAV

**FLOWERS BY SYLVIA** 8807-2519 / 8850-3932 / 0917-8149570 / 0917-5502489 / 0917-5021755. Open 6AM - 6PM. 125 Guava Drive AAV

## Garage Sale

**GARAGE SALE!** Feb 1, Sun. 10am - 4pm @ 414 Ipo St. Pre loved bags, shoes, clothes, decor, toys, & more see you there!

**GARAGE SALE** 210 BATANGAS WEST, 9AM-5PM. Jan. 31, Sat.

**GARAGE SALE! HOME GYM, ITALIAN FURNITURE, CABINETS, DESKS, LG Washer / dryer, appliances, Noritake plates** cash only. 403 Agoncillo St. Feb. 7 & 14 Sat!

**GARAGE SALE AT 312 CALIRAYA! FUNDRAISER FOR STUDENTS FROM UP IE** Club for Engineering week date: February 14 to 15.

**GARAGE SALE! 207 BALAYAN** Clothes, baby stuff & home things 8am-5pm. Feb. 21 & 22

**MEGA SALE EVENT 230 BALAYAN ST. 7AM-2PM. SAT. ONLY** Low prices assorted items clothes shoes bags and more! Feb. 14, 2026

**BAGSAK PRESYO! MEN & WOMENS CLOTHES, SHOES, Childrens clothes & toys, baby bassinet.** Feb. 6 & 7, 7am-5pm. 508 Mangosteen

**CLOSET REFRESH!** Feb. 7 & 14 ; 9am-6pm @ 340 Beata, AAV. Score chic clothes & the perfect V-Day outfit! Mark your calendar

**ZARA, H&M, BRANDED CLOTHES FOR MEN, WOMEN & LOOTS OF BRANDED** Baby girl & boy clothes, antique, gadgets for sale! on Feb. 7 & 8 in 102 Bunga Extension

## Employment

**WANTED FAMILY DRIVER.** Text 0917-5305162. Text only

**STAY IN FAMILY DRIVER 25-45 YRS OLD.** Text 0917-5218426

**IM LOOKING FOR A JOB AS A PART TIME JOB** like cleaning laundry and ironing if interested pls call or txt 0938-5959636 or 0969-0567853 Thanks

**IM LOOKING FOR A EMPLOYER FOR HOUSE KEEPER.** My previous employer are Japanese. 0927-8975830. Thank you

**NEED AN ALL-AROUND HELPER NOT MORE THAN 40YRS OLD.** To serve 2 adult persons only. Apply & call 0917-8370743 / 0917-7213273, must have NBI

**HIRING EXPERIENCED / PROFESSIONAL GARDENER / CARETAKER** For hobby farm in Cuenca Batangas, stay in, with experience only. 0924-1125020

**AKO PO SI JEFFREY GONZALES ENRIQUEZ,** 44 years old naghahanap po ako mapapasukan ng driver maayos po ako mag drive salamat po. 0975-4027490

## 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

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## MONDAY

Deadline for Submission  
Advertisements and Payments

## SEMIMONTHLY

Distribution of AAVA News

For further questions, contact us at:

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## LINER ADS

(Maximum of 150 characters)

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