



AYALA ALABANG
VILLAGE ASSOCIATION

AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



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WE ARE ONLINE!

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Join the **AAVA Cares Viber Channel**.

Did you miss the previous issues of AAVA News?

Access our eLibrary here:
bit.ly/AAVANewsLibrary



Discounted Rate for 2026 Association Dues Ends January 31

The Ayala Alabang Village Association (AAVA) reminds all members and tenants that the discounted rate for the 2026 Association Dues is available only until January 31, 2026. Residents who settle their dues on or before this date may avail of the discounted rate of ₱33.30 per square meter.

Payments made from February 1 to February 28, 2026, will be charged the regular rate of ₱37.00 per square meter. Accounts that remain unpaid after February 28 will incur an interest of 1% and a penalty of 1% per month, or 24% per annum, computed retroactively from January 1, 2026, in accordance with Association policy.

Residents may settle their dues through several convenient payment options. Payments may be made over the counter at the AAVA Office, located at the Neighborhood Center along Narra Street, from Monday to Friday, 8:00 a.m. to 5:00 p.m. AAVA also accepts payments via online banking and bills payment facilities through partner banks, including Bank of the Philippine Islands (AYALVA), UnionBank, Metropolitan Bank & Trust Company, and Security Bank. Checks should be made payable to Ayala Alabang Village Association, Inc.

For online payments, members are reminded to enroll AAVA as a biller and ensure that their name and CCODE are properly validated so payments are correctly credited. For questions or clarifications, residents may contact the Finance Office via finance@aava.com.ph or call 8809-2282. The official notice with complete payment details also appears on Page 2 of this issue.

Residents are encouraged to take advantage of the discounted rate and settle their dues early to avoid penalties and ensure continued support for village operations and services.

**AYALA ALABANG VILLAGE ASSOCIATION**

NEIGHBORHOOD CENTER, NARRA STREET, AYALA ALABANG VILLAGE
MUNTINLUPA CITY
www.aava.com.ph
TEL. NO. 8809-2282

October 29, 2025

Dear Fellow AAVA Members/Tenants,

Hereunder, for your reference, are the Payment details of our Association Dues for the Year 2026:

I. PAYMENT SCHEDULE:

On or before January 31, 2026, Php33.30/sqm (Discounted rate)
On February 1-28, 2026, Php37.00/sqm (Regular rate)

Please take note of the following:

- Discounted rates shall apply to payments made on or before **January 31, 2026.**
- Regular rate shall apply to payments made from **February 1-28, 2026.**
- An interest of 1% and a penalty of 1% per month (24% per annum) shall be computed for unpaid accounts **AFTER February 28, 2026**, retroactively from **January 1, 2026.**

II. PAYMENT OPTIONS:

A. OPTION 1 - OVER THE COUNTER at the AAVA Office
Monday to Friday at 8:00 AM – 5:00 PM

B. OPTION 2 – Online Banking through Bills Payment Facilities for the account of **AYALA ALABANG VILLAGE ASSOCIATION, INC.** may be available in the following banks.

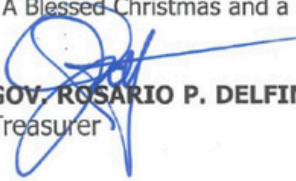
1. Bank of Philippine Islands (AYALVA)
2. Union Bank of the Philippines
3. Metropolitan Bank and Trust Company
4. Security Bank

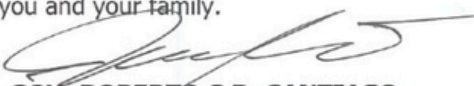
Please make check(s) payable to **AYALA ALABANG VILLAGE ASSOCIATION, INC.**

IMPORTANT REMINDERS:

1. Add/enroll Ayala Alabang Village Association, Inc. as a biller to your account.
2. The bank should validate your name and CCODE to ensure your payment will be credited to your account (Ex, Merchant Ref. No. (Your CCODE-C0001)).
3. For inquiries, please email finance@aava.com.ph or call us at 8809-2282 loc 211, 8842-5203.

A Blessed Christmas and a Happy New Year to you and your family.


GOV. ROSARIO P. DELFIN
Treasurer


GOV. ROBERTO S.D. SANTIAGO
President

A New Year, A Steady Voice

The start of a new year is a time for fresh beginnings, renewed focus, and quiet reflection. As we open the first issue of AAVA News for 2026, it also offers an opportunity to consider what has remained constant in Ayala Alabang Village for nearly three decades—this publication and the community it serves.

Entering our 29th year in circulation, AAVA News continues to serve its original purpose: to keep residents informed, connected, and engaged with matters that shape daily life in the village. This is not a milestone we celebrate loudly, nor a conclusion we mark with nostalgia. Instead, it is a reminder of consistency, showing up issue after issue with information that matters.

Over the years, AAVA News has evolved alongside our community, providing a reliable bridge between residents and the village. In an age of fleeting updates, our commitment to delivering each issue to every household has remained steadfast.

Beginning a new year one step shy of three decades is a meaningful moment. It invites us to move forward with intention, drawing from experience while staying responsive to the present. Each issue delivered to every household reinforces the shared heartbeat of our community, ensuring that the stories, updates, and important information of Ayala Alabang Village are accessible to all.

We extend our sincere thanks to our readers, contributors, advertisers, and staff who make each issue possible. As we move through our 29th year and welcome 2026, we do so grounded in experience and committed to our purpose. We remain focused on doing what AAVA News has always done—serving the community, one issue at a time.

— AAVA News Editorial Board



AAVA Serves 422 Residents in Annual RPT On-Site Processing

The Ayala Alabang Village Association (AAVA), in coordination with the Muntinlupa City Treasurer's Office, held its annual Real Property Tax (RPT) On-Site Processing on January 10, 2026, at the AAVA Office Lobby. This long-standing service allows residents to conveniently settle their RPT obligations within the village.

A total of 422 residents were served, including 222 senior citizens and 200 regular taxpayers, continuing the tradition of accessible support for homeowners. Residents were also able to avail of the 10% RPT discount during the on-site processing.

The Muntinlupa City Treasurer's Office also announced that the 10% discount has been extended until January 31. Payments can be made at the Muntinlupa City Hall from Monday to Saturday, 7:00 a.m. to 5:00 p.m. Inquiries may be directed to (02) 8862-2525 local 1010 or treasury@muntinlupacity.gov.ph.



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.

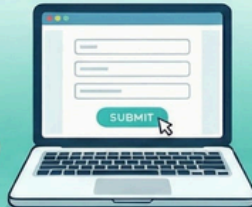


Motorcycles:
OR, CR, valid ID,
and a video verifying
no open muffler.

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



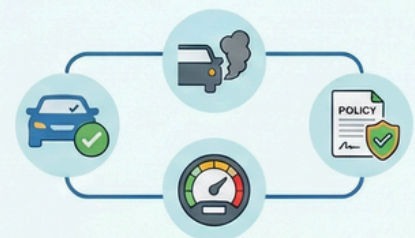
Wait for AAVA's notification,
then pick up your sticker and
install it immediately.

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

LTO-ON-WHEELS IN AAV: JANUARY SCHEDULE



Services & Important Info



Event Details



27 & 28, 2026
Tuesday and Wednesday



8:00 AM to 3:00 PM



Location

**Saturday
Market
Grounds**

University Avenue within
the community

- Onsite smoke emission testing
- Vehicle registration
- CTPL insurance are available.



First Come, First Served

LTO staff will strictly follow this
policy for all attendees.

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

8809-2282

SECURITY HOTLINE

8842-1111 / 8842-2222

AAVA to Tow Long-Abandoned Vehicles in Q1 2026

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

The Ayala Alabang Village Association (AAVA) has identified approximately 35 long-abandoned and dilapidated vehicles parked on village roads, posing safety risks, obstructing traffic, and limiting emergency access.

Despite prior notices to identified owners, many vehicles remain unattended, while ownership of others could not be established. AAVA has therefore coordinated with Barangay Ayala Alabang to enforce the applicable ordinance on abandoned vehicles.

Towing and impounding operations are scheduled within 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 before enforcement begins.

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.



Garden Club Unites in Creativity for the Holidays

By: Veronica "Nena" Simbulan | (AAVGAI) Team Leader of Green Team

The Green and Blue teams of the Ayala Alabang Villagers Garden Club Association combined their talents and creativity during the club activity entitled Let's Get Set for the Holidays.

Formal and rustic table settings, complete with centerpieces, were presented. The highlight of the activity was a workshop wherein the other teams made their own table settings and centerpieces using the materials provided.

Members wearing white tops sent a message of hope to all—whether gardening out in nature or simply preparing our homes for the holidays, we aim to create a world full of hope, harmony, and peace.



AYALA ALABANG VILLAGE ASSOCIATION

INVITATION TO BID AND PRE-QUALIFICATION REQUIREMENTS

The Ayala Alabang Village Association invites all interested parties to join the bidding for the following projects and services:

1. Road Rehabilitation and Re-Asphalting at Madrigal Avenue, Phase 1
2. Installation of New Road Studs, Cat's Eye at Ayala Alabang Village Main Roads – Madrigal Avenue, Country Club Drive, Acacia Avenue, Cuenca and Taysan Streets
3. Road Pavement Rehabilitation at Cuenca Park Driveway and Parking Lot
4. Narra Park Creek Riprap and Retaining Wall Rehabilitation
5. Road Rehabilitation and Asphalting at Bohol, Basilan, Siquijor, Palawan and Visayas Streets, District 2, Ayala Alabang Village
6. Kitchen and Bathroom Waste Collection Service

CERTIFIED TRUE COPIES OF THE FOLLOWING:

- Company Profile
- SEC Registrations/(Corporation) / DTI Registration (Sole Proprietorship)
- BIR Certificate of Registration – BIR Form 2303
- VAT Registration payment for the current year (BIR Form 0605)
- Government Certifications: SSS/Philhealth/Pagibig
- Past 3 years Audited Financial Statements
- Past 3 years Annual Income Tax Return
- Latest General Information Sheet (GIS)
- Latest Quarterly Income Tax Return as of the year of Bid
- Latest Monthly/Quarterly Vat Return (if VAT registered)
- Latest Cashflow Statement as of the month of Bid
- License to Operate/ Certificate
- Mayor's Permit and Barangay Clearance
- List of Clients/ Projects with their telephone numbers and addresses
- Sample pictures of Output done for previous projects with other clients
- List of Equipment.
- Location map of the office, plus its satellite offices, if any and site of the supplier
- Other requirements which may be decided by the Bids and Awards Committee and/ or AAVA Management

For further information, please contact Angie Evans and Marlon Inocentes at Tel: 8807-5859 or 8809-2282 loc. 114, email Add: angeline.evans@aava.com.ph.

Understanding the Data Privacy Act of 2012

What Every Resident Should Know

By: Peter Sanchez | AAVA MIS - Section Head

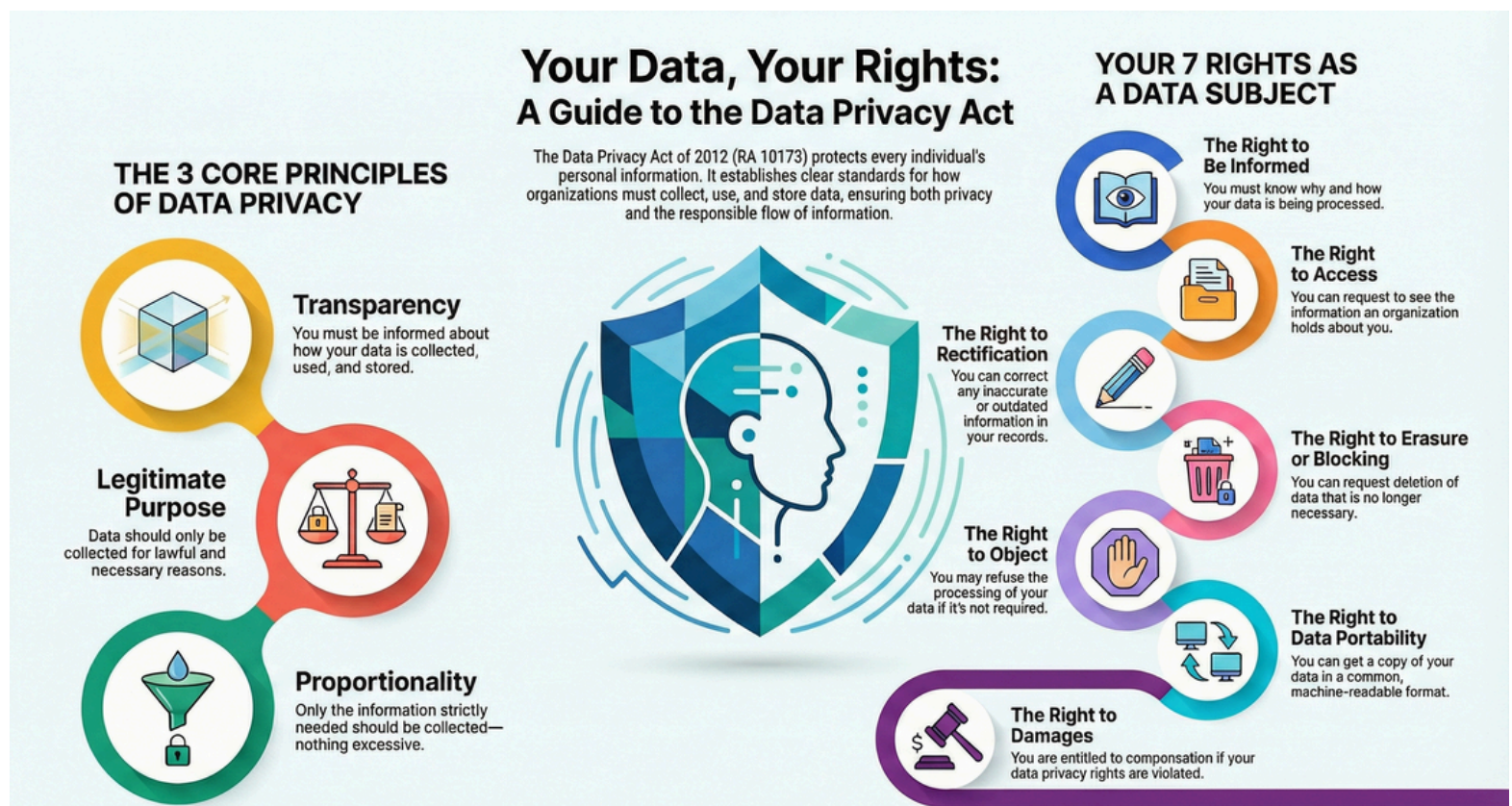
Often described as “the new oil,” data is a valuable resource that must be handled with care. To protect personal information, the Philippines enacted the **Data Privacy Act of 2012 (RA 10173)**, which upholds every individual's right to privacy while allowing the responsible use of information for lawful and community-related purposes.

For residents, the law affirms key rights as data subjects and provides protection against the misuse or unauthorized disclosure of personal data, helping strengthen trust and accountability within the community.

Under the law, personal information includes basic details such as names, addresses, and contact information, while sensitive personal information covers data such as health records, government-issued IDs, religious or political affiliations, and legal records.

All data processing must follow three core principles: transparency, ensuring residents are informed; legitimate purpose, limiting collection to lawful needs; and proportionality, requiring only necessary information to be gathered.

Residents have the right to be informed, access and correct their data, object to improper processing, request deletion when information is no longer needed, and seek damages in case of violations. Protecting personal information is a shared responsibility between AAVA and its residents.



DISCLAIMER : This article is for informational purposes only and not legal advice. For official guidance, visit the National Privacy Commission at privacy.gov.ph. For concerns, contact AAVA's Data Protection Officer at privacy@aava.com.ph. The AAVA's privacy policy is available at aava.com.ph/privacy.



AYALA ALABANG
VILLAGE ASSOCIATION

NOTICE ANNUAL GENERAL MEMBERSHIP MEETING AND ELECTION

TO : ALL HOMEOWNERS
FROM : AAVA Board
SUBJECT : 2026 Annual General Membership Meeting and Election
DATE : December 10, 2025

Please be informed that the 2026 Annual General Membership Meeting (AGMM) and Annual Election of the Association will be held as follows:

Date	:	April 12, 2026
Time	:	2:00 PM
Venue	:	AAVA Office

The 2026 Nomination and Election Committee (NOMELEC) is composed of the following:

Atty. Albert Vincent y. Yu Chang	Chairman
Atty. Maria Pia Caterina M. Manguiat	Member
Capt. Alfonso Julian J. Rodriguez	Member
Judge Augustus Cesar L. Sangco	Member

The Liaison Officer of the Board to the NOMELEC.

Atty. Gelacio C. Mamaril : Board Corporate Secretary

We invite members from **all Districts** to nominate their respective **District Governor** using the AAVA Nomination Form attached, together with the AAVA Proxy Form. We will have a regular election of all **District Governors to serve for a two (2) year term**. In addition, all members will also elect a new **Auditor General** this year.

Any regular member who is not delinquent in the payment of Association Dues in all of his/her properties in the village, an actual owner-resident of the District for at least six (6) months before the time of nomination and who is not in violation of the Deed of Restrictions, may qualify to run for District Governor.

The deadline for nomination will be on **January 7, 2026**. The acceptance of the confirmed and signed Nomination Form by the nominated candidates must be received by the NOMELEC Secretariat at the AAVA Office on or before 5:00 PM of January 7, 2026. Any nomination received after the aforementioned deadline will not be honored.

Members who are not delinquent in the payment of their Association Dues, other Assessments and Charges as of **January 12, 2026** and who are not in violation of the Deed of Restrictions shall be qualified to be nominated and to vote in the Annual Meeting and participate in the Annual Election.

If you cannot attend the AGMM and vote in the Annual Election, please complete the Proxy Form and give it to your named Proxy. The deadline for submission of an accomplished proxy forms shall be **5:00 PM of March 19, 2026**, at the AAVA Office.

This Notice is being sent in accordance with Rule XIV, Section 90 of the 2024 Revised Implementing Rules and Regulations (IRR) of RA No. 9904, which provides, as follows:



"x x x

Section 90, Notice of Election. The Notice of Election must be served to all members in good standing at least five (5) days prior to the scheduled date of election. To prevent any failure of election due to absence of quorum, the following shall be stated in the Notice:

- a. A declaration that the recipient is a member in good standing of the association;
- b. A declaration of the member's intent to participate in the election, either in person or by proxy; and
- c. A statement that the mere receipt of the Notice of Election shall suffice for purposes of determining the existence of as quorum in the election, regardless of whether the member participates in the election, either in person or by proxy.

x x x."

Thus, pursuant to the above, we are giving you this Notice, as follows:

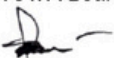
- a) That, you are a member in good standing of the Association;
- b) That, this constitutes as your declaration to participate in the election, either in person or by proxy; and
- c) That, the mere receipt of this Notice of Election shall suffice for purposes of determining the existence of a quorum in the election, regardless of whether you participate in the election, either in person or by proxy.

Please acknowledge receipt of this Notice by providing your name (or the name of your authorized representative), the date of receipt and your signature on the enclosed Receiving Copy.

For your information and guidance.

Thank you.

For the AAVA Board:


Atty. GELACIO C. MAMARIL
Corporate Secretary

2026 NOMINATION AND ELECTION RULES AND PROCEDURES

Pursuant to Section 89 of the 2024 Revised Implementing Rules and Regulations (the “IRR”) of Republic Act No. 9904, otherwise known as the Magna Carta for Homeowners and Homeowners Association (the “Magna Carta”), these rules of procedure, also known as the 2026 Nomination and Election Rules and Procedure (these “Rules”), are hereby promulgated by the duly constituted Nominations and Elections Committee (the “NOMELEC”) of the Ayala Alabang Village Association (the “Association”) for the year 2026-2027:

I. QUALIFICATIONS OF CANDIDATES

To qualify to be a candidate for and elected as a district governor of the Board of Governors (the “Board”) or auditor general of the Association, a candidate must be:

1. A regular member of the Association. For purposes of these Rules: (a) a candidate for office shall be a natural person, or a duly designated representative¹ and the principal stockholder/partner of the corporation or the partnership interest in the partnership, as the case may be, of a corporation or partnership, who is or that is a duly registered owner of a lot or lots in Ayala Alabang Village (the “Village”); and (b) a principal stockholder/partner shall mean a stockholder/partner who holds or is shown to hold at least 60% of the outstanding capital stock of the corporation or the partnership interest in the partnership, as the case may be, and do not or is not shown to violate foreign ownership restrictions under the laws of the Republic of the Philippines.
2. In case of a candidate for district governor, a resident of, and a permanent resident of a home (the “Residential House”) in, the district, where the regular member is being nominated as district governor, or in case of a candidate for auditor general, a permanent resident of a Residential House in the Village, for a continuous period of at least six (6) months immediately preceding his/her nomination or filing of candidacy, as shown in the existing records of the Association as of the date of filing of such nomination and filing of candidacy. For purposes of this section, (a) a candidate will be deemed a permanent resident of the Residential House if it is the candidate’s primary residential address for a continuous period of at least six (6) months immediately prior to the nomination and filing of candidacy as district governor, and (b) a “primary residential address” is the place where the resident lives most of the time, receives mail, is registered to vote, and fulfills other legal obligations within the relevant period, as shown in records of the Association as of the date of filing of such nomination and filing of candidacy, and/or as determined by the NOMELEC upon its evaluation of relevant documents that it is hereby empowered to demand of the candidate.
3. In good standing (i.e., not delinquent in the payment of association dues and other assessments and charges, as duly assessed by the Association, as shown in existing records of the Association as of the date of filing of such nomination and filing of candidacy (“Association Dues”).
4. Not in violation of the deed of restrictions on all properties in AAV that is owned by the regular member, as determined by the Board, as shown in the existing records of the Association as of the date of filing of such nomination and filing of candidacy.

II. NOMINATION

1. Any regular member may nominate himself/herself or another regular member as a candidate for district governor or auditor general.
2. Only a regular member in good standing (i.e., not delinquent in the payment of Association Dues), who is not otherwise disqualified under the Bylaws of the Association (the “Bylaws”), the Magna Carta, the IRR, and other applicable laws and regulations, is entitled to nominate a candidate for district governor.
3. All nominations for district governor or auditor general shall be submitted to the office of the Association during regular business hours within the period prescribed and published by the NOMELEC for nominations. For purposes of these Rules, a “nominee” shall mean anyone nominated by a qualified regular member according to these Rules.
4. Upon receipt of nominations duly made according to these Rules, the NOMELEC shall determine if each nominee or candidate has all the qualifications and none of the disqualifications, as outlined in Article I above, under the Bylaws, the Magna Carta, the IRR, and other applicable laws and regulations.

5. If the duly nominated nominee or candidate is determined by the NOMELEC to be qualified to run for and assume office, the NOMELEC shall inform him/her of the nomination within the period prescribed and published by the NOMELEC for notifying the nominee or candidate.
6. For purposes of this Article II, (a) the qualifications and/or disqualification of the nominees/candidates shall be determined by the NOMELEC as of the date of nomination of the candidate or nominee, and (b) each regular member shall be deemed qualified to nominate if he/she is not shown to be disqualified based on the existing records of the Association as of the date that he/she submits a nomination.

III. ACCEPTANCE

1. The nominee shall submit his/her written confirmation of acceptance to the NOMELEC in the form and substance of the form prescribed by the NOMELEC (the "Acceptance Form") within the period thereby prescribed and published for the acceptance. The Acceptance Form may include, among other things, an undertaking to observe or comply with these Rules, the Magna Carta, the IRR and other applicable regulations regarding the election of district governors and the auditor general of the Association.
2. If no written confirmation of acceptance by the nominee is received by the NOMELEC according to the Acceptance Form on or before the date thereby prescribed and published, the nominee shall be deemed to have declined and cannot subsequently accept his/her nomination.
3. For the avoidance of doubt, the receipt by the Association of the written confirmation of acceptance shall not be deemed a determination by the NOMELEC of the qualification of the nominee to be elected and assume office and shall be subject to the NOMELEC's determination of the nominee's qualification to assume office.

IV. ABSENCE OF CANDIDACIES FOR ANY DISTRICT

1. If no qualified candidate is nominated for district governor in a particular district and/or for auditor general, the election shall nevertheless proceed with respect to all other qualified nominees. The absence of a nominee in one or more districts shall not constitute a failure of election if and as long as there are duly qualified nominees, as determined by the NOMELEC, for a majority of the seats in the Board.
2. Any duly qualified nominee may withdraw from his/her candidacy without penalty if: 1.07.2026
 - a. His/her withdrawal is made in writing and stamped "RECEIVED" by the NOMELEC Secretariat at least twelve (12) calendar days before the date of the election; and,
 - b. He/she nominates a duly qualified substitute candidate within the same period.
3. In case a lone candidate in a district withdraws, the nomination will be opened to other residents of the district, who must, to qualify as candidates, possess all of the qualifications set forth in Article I above and none of the applicable disqualifications. The NOMELEC may promulgate supplemental rules regarding the reopening of nominations for candidates for district governor in that district.
4. When the lone candidate of any district withdraws without a reasonable cause, as determined by the NOMELEC, a special election will be held, and the cost of such a special election shall be borne by the withdrawing candidate. For purposes of this Section, a withdrawal will be deemed without a reasonable cause if not compliant with the requirements under Section 2 above, and unless the NOMELEC, at its sole discretion and by the unanimous vote of its members, finds the cause to be reasonable.

V. QUALIFIED VOTER

1. Any member who is in good standing (i.e., not delinquent in the payment of Association Dues) and who is not in violation of applicable deeds of restrictions, as determined by the Board, based on existing records of the Association as of January 31, 2026, shall be entitled to vote in accordance with Sections 6 and 7 of Article III of the Bylaws.
2. No member may vote by proxy unless the member submits a proxy in the form and substance of the form attached as Annex A (the "Proxy Form"), for the particular and specific election expressly stated therein, duly executed by the member and submitted to the NOMELEC through the office of the Association, in accordance with these Rules, the Bylaws, the Magna Carta, the IRR and all applicable laws, on or before the date and time prescribed and published by the NOMELEC. For members that are legal entities, the proxy must be supported by: (a) in case of a corporation, a board resolution duly signed by all the directors, or a secretary's certificate duly signed by the duly appointed corporate secretary that attests to the approval of board resolution that authorize the issuance of a proxy, and a certified copy of the general information sheet of the corporation duly filed within the past twelve (12) months, or in case of a partnership, a partners' resolution duly signed by all partners, and a certified copy of the general information sheet of the partnership duly filed within the past twelve (12) months. 1.

VI. PROXY

1. Members may vote for Governor by proxy that fully satisfies the requirements under Section 2, Part V of these Rules.
2. Upon the lapse of the deadline for submission of all duly accomplished Proxy Forms to the NOMELEC through the office of the Association, no proxies shall be accepted. The official NOMELEC wall clock at the office of the Association shall be the official basis of time.
3. A proxy that does not state a designee will be stamped "NO DESIGNEE" upon receipt thereof by the NOMELEC through the office of the Association and, thereafter, dropped in a sealed ballot box labeled "NO DESIGNEE". The Chairman of the meeting may use such proxies only for quorum purposes and to vote on any measure, motion, or resolution and for adjournment, continuation, or postponement. However, the "NO DESIGNEE" proxies shall not be used to vote for a candidate.
4. As stated in the Proxy Form, proxies shall be valid for a period of three (3) years from the time of the execution thereof for purposes of quorum, and for a period of only one (1) year from the time of the execution thereof and for the particular and specific election for the purpose of being counted in the said election. For the avoidance of doubt, acceptance of a proxy for purposes of quorum shall not be deemed acceptance for purposes of being counted for electing district governors or auditor general.

VII. VALIDATION OF PROXIES

1. The validation of proxy forms shall be conducted by NOMELEC within the period prescribed and published thereby.
2. In case two or more proxies executed by the same member over the same property are submitted, the proxy of the latest date and time shall be deemed valid. However, if these proxies have the same date and time or are undated, they will be invalidated for voting but considered valid as one proxy for quorum purposes only.
3. A proxy may be invalidated by NOMELEC on any of the following grounds:
 - a. The signature contained in the proxy is different from the specimen signature on file;
 - b. The proxy is not verified by any NOMELEC member;
 - c. The proxy form is not duly signed by the member;
 - d. The proxy is signed by members who are disqualified or not qualified to vote;
 - e. The proxy contains a correction that is not countersigned by the member;
 - f. Two proxies of the same date and time name different proxies;
 - g. Refusal by the member who issued a proxy to have any of his/her lots in the Village inspected; and
 - h. Other analogous grounds.

VIII. NOTICE AND QUORUM REQUIREMENTS

1. A notice of election (the "Notice") must be served on all members in good standing (i.e., not delinquent in the payment of Association Dues) at least five (5) days prior to the scheduled date of the election. The following shall be stated in the Notice:
 - a. The recipient is a member in good standing of the Association;
 - b. Declaration of the member's intent to participate in the election, either in person or by proxy; and
 - c. The mere receipt of the Notice shall suffice for purposes of determining the existence of a quorum in the election, regardless of whether the member participates in the election, either in person or by proxy.
2. A simple majority of members in good standing shall constitute a quorum for purpose of the election.
3. For purposes of serving the Notice, the mere receipt of the Notice by the member or any member of their household with sufficient discretion shall be counted in determining the existence of a quorum.

IX. ATTENDANCE AND QUORUM VIA VIDEO CONFERENCING

1. Attendance via video conferencing (e.g., Zoom, Google Meet, Microsoft Teams) shall be allowed for the annual general membership meeting and annual elections for purposes of quorum in the meeting.
2. Members attending via videoconferencing must submit to the NOMELEC Secretariat at least two (2) days before the meeting:
 - a. A copy of their valid identification document ("ID") showing their photo, preferably with their residence address, contact number, and email address.
 - b. For proxy representation, the required proxy authorization documents, including scanned copies of the proxy's and member's valid IDs.

3. At the start of the meeting, the Corporate Secretary shall conduct a roll call of attendees (in person and via video conferencing) for validation of quorum.
4. Only those who comply with the submission requirements above will be included in the quorum count.
5. The meeting ID, passcode, and URL link for accessing the meeting will be provided to all qualified members at least two (2) calendar days in advance.

X. BALLOT

1. Ballots shall state the full names of the candidates for governor for each respective district or for auditor general.
2. Ballots shall be released to valid proxy holders within the date prescribed and published by the NOMELEC.
3. Proxy holders shall cast accomplished ballots by proxy holders by the deadline prescribed and published by the NOMELEC.
4. Should the original ballot be lost, a replacement ballot may be given, provided there is a written request from the proxy. The replacement ballot shall be stamped "duplicate" and should be approved and signed by at least two (2) NOMELEC members.

XI. BALLOT BOXES

1. The Association shall provide two (2) ballot boxes for each district.
2. The ballot boxes shall have two (2) separate locks, the keys of which shall be kept by two (2) NOMELEC members.
3. The ballot boxes shall be kept inside the office of the Village Manager, which must be closed and locked during non-office hours

XII. CANVASSING AND COUNTING

1. The NOMELEC shall immediately canvass and count the ballots cast at the close of the election period, as prescribed and published by the NOMELEC. 1.07.2026
2. The candidate with the highest number of votes in each district shall be declared elected.
3. In case of a tie, the tied candidates shall each serve a term of twelve months. The drawing of lots will be used to determine who will serve as district governor for the first and second twelve (12) months.

XIII. PROCLAMATION

1. The newly elected district governors shall be proclaimed immediately upon completion of canvassing and counting by the NOMELEC.

XIV. ELECTION CONTESTS AND PROTESTS

1. Any member in good standing of the Association may pursue an election contest or election protest according to these Rules, the Bylaws, the Magna Carta, the IRR, and any applicable laws or administrative regulations. For purposes of this Section, any member who is not delinquent in the payment of association dues and who is not in violation of applicable deeds of restrictions based on the existing records of the Association as of the time of filing of the election protest may pursue an election contest or protest.
2. In an election contest, a qualified member of the Association seeks the disqualification of nominees or voters, the validity of a proxy, or the manner or process of election, or any analogous controversy or dispute occurring prior to the election, under these Rules, the Bylaws, the Magna Carta, the IRR, and any applicable laws or administrative regulations. The election contest must be filed within the period prescribed and published by the NOMELEC therefor in the annual general membership meeting (AGMM) and election calendar duly published by the NOMELEC, and in any event prior to the date of election.
3. In an election protest, a qualified member protests the proclamation of a winning candidate on grounds relating to casting and counting of votes, fraud, irregularities, or errors in the conduct of elections, including but not limited to miscounting or illegal ballots. The election protest must be filed within five (5) calendar days from the proclamation of winners.
4. An election contest or election protest must be in writing and verified by the member-petitioner.
5. The NOMELEC shall decide on (a) every election contest within a period of five (5) business days from its acceptance of the election contest duly filed according to these Rules, and (b) every election protest within a period of five (5) business days from the proclamation and the NOMELEC's acceptance of a protest filed in accordance with these Rules.

6. The decision of the NOMELEC on any election contest or election protest shall be final and motions for considerations are prohibited and will not be entertained.
7. Any election contest or election protest filed outside or beyond the period prescribed and published by the NOMELEC for filing under these Rules shall be deemed prescribed and will not be entertained.
8. Any petition for the removal of any district governor or the auditor general at any time after his/her proclamation may be filed according to the IRR, the Bylaws and any applicable laws or administrative regulations.

XV. DOCUMENTATION

1. All certifications, petitions, proxies and others documents that will be submitted pursuant to these Rules shall be acknowledged before a duly commissioned notary public, and if executed outside the Philippines, duly consularized or apostilled.
2. The NOMELEC reserves the discretion to reject any such certifications, petitions or documents that do not satisfy formal and documentary requirements.

XVI. OTHERS

1. These Rules shall be deemed adopted by the Association upon posting thereof in the office of the Association and the publication thereof in the newsletter.
2. These Rules, or any provisions thereof, may be amended upon the vote of a majority of the members of the NOMELEC.

By the Nominations and Elections Committee:

ALBERT VINCENT Y. YU CHANG

Chairman

AUGUSTOS CESAR SANGCO

Member

ALFONSO JULIAN J. RODRIGUEZ

Member

MARIA PIA CATERINA M. MANGUIAT

Member

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8809-AAVA (2282) | wecare@aava.com.ph

Architectural	- 8807-5859
Accounting/Finance	- 8842-5203
Community Relations	- 8983-3936
Maintenance	- 8807-5859
Security	- 8807-0501

AAVA SECURITY HOTLINE



For emergency assistance beyond office hours, please call: **8842-1111 / 8842-2222**

Madrigal Gate	- 8842-0403
Acacia Gate	- 8842-2904
Mindanao Gate	- 8850-9291
Champaca Gate	- 7358-6927
Molave Gate	- 8570-4712
Tango Base (ATC)	- 8842-2936

BARANGAY AYALA ALABANG

Barangay Office	- 8546-3399
Barangay Clinic	- 8808-4053
Barangay Assistance	- 8807-2472
Barangay Satellite	- 8257-3639

OTHER HOAs

Alabang Hills	- 8850-8254
BF Federation	- 8403-4586
Ayala Southvale	- 8398-0701
Portofino Alabang	- 8346-2081

CHURCHES

St. James the Great	- 8807-1623
St. Jerome Emiliani	- 8842-4947

SCHOOLS

De La Salle Zobel	- 8771 3579
Paref Woodrose	- 8850 6380
Maria Montessori	- 8842-4409
The Learning Child	- 8850 3852
Virgin Mary Immaculate	- 8850 9060

MALL & SUPERMARKET

Alabang Town Center	- 7795 9595
Metro Gaisano	- 0908 851 0378
Molito Lifestyle Center	- 8856 1693
Festival Mall	- 8850 3517
Landmark Alabang	- 8882 9990
SM Southmall	- 8800 0447
Evia Lifestyle Center	- 8869 0003
South Supermarket	- 8771 2214
Makati Supermarket	- 8850 7687
Westgate Center	- 8850 3515
The Marketplace AAV	- 8842 8988

HOSPITAL & CLINIC

Lifeline Clinic	- 8772-3897 to 98
Lifeline Dental	- 8474-0018
Asian Hospital	- 8771-9000 to 02
Ospital ng Muntinlupa	- 8771-0127 to 29
Alabang Medical Center	- 8850-8719
Perpetual Help Med.	- 8874 8515
RITM	- 0956-9529091
Philippine Gen. Hospital	- 8981-8742

HOTELS

Bellevue Manila	- 8771 8181
Vivere Hotel	- 8771 7777
Acacia Hotel	- 7720 2000
Crimson Hotel	- 8863 2222
Azumi Boutique	- 8869 9888
The B Hotel	- 8828 8181
Amore Hotel	- 0920 981 8644
Hop Inn Hotel	- 8296 1464

OTHERS

Muntinlupa City Hall	- 8862-2525
Treasury Office (Munt.)	- 8862-2534
Alabang Country Club	- 8842-3531 to 39
Fire Department	- 8851-4620
PNP 5 (ATC)	- 8851-4620
Meralco	- 16-211
Maynilad (Univ. Ave.)	- 8807-1984
Maynilad (Sewer)	- 8850-9435
PLDT	- 171
Post Office (ATC)	- 7508-0770
Sky Cable	- 3381-0000
Converge FiberX	- 8817-2087
AAVA COOP Store	- 8843-3084
AAVA-EMPC Computer	- 8359-2848

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- Laboratory request from a doctor

Senior Citizens:

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• 0966 0623 181



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(Barangay Certificate or Utility Bill)
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From a licensed physician or government hospital indicating your disability and its severity.

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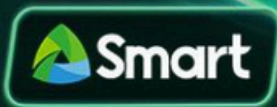
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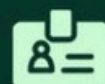
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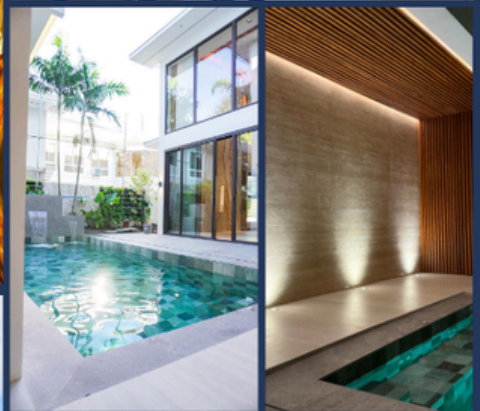


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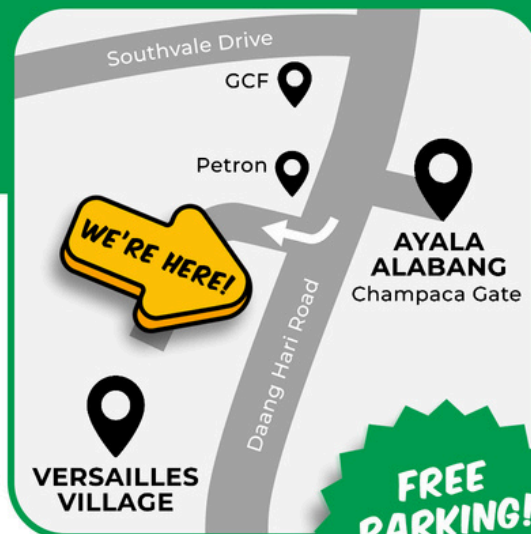
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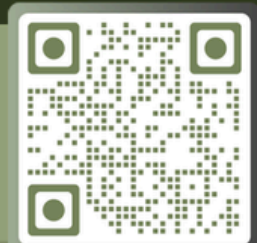
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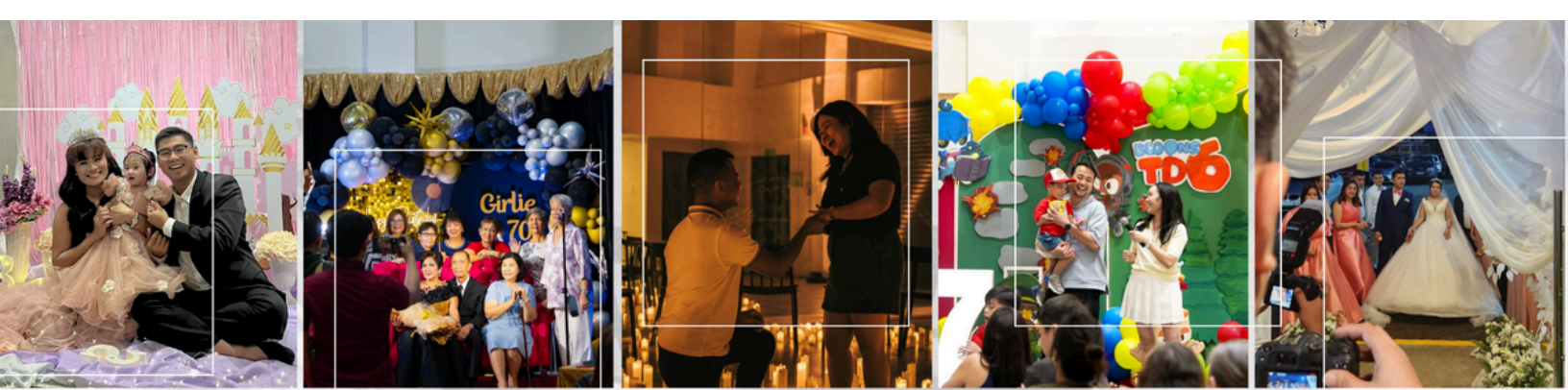
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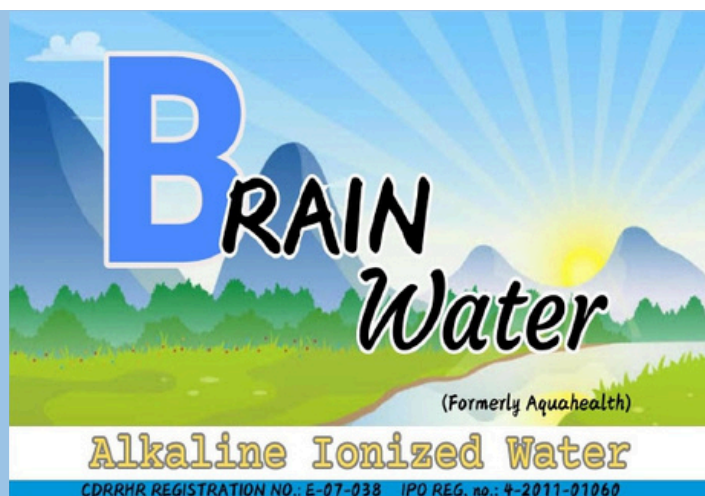
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OFFICIAL PUBLICATION
CALENDAR FOR 2026

EDITORIAL CALENDAR

Issue	Ads Payment	Distribution
1	Jan. 12	January 17
2	Jan. 26	January 31
3	Feb. 9	February 14
4	Feb. 23	February 28
5	Mar. 9	March 14
6	Mar. 23	March 28
7	Apr. 6	April 11
8	Apr. 20	April 25
9	May 4	May 9
10	May 18	May 23
11	Jun. 1	June 6
12	Jun. 15	June 20
13	Jun. 29	July 4
14	Jul. 13	July 18
15	Aug. 3	August 8
16	Aug. 17	August 22
17	Sep. 7	September 12
18	Sep. 21	September 26
19	Oct. 5	October 10
20	Oct. 19	October 24
21	Nov. 2	November 7
22	Nov. 16	November 21
23	Nov. 30	December 5
24	Dec. 14	December 19

For further inquiries, please contact us at:

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