



AYALA ALABANG
VILLAGE ASSOCIATION

AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



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AAVA inducts new Board, elects officers

AAVA inducted its 2026–2028 Board of Governors on September 23 during an oath-taking ceremony held at the AAVA second-floor multi-purpose hall, marking the start of the new Board's term.

The newly elected Board members inducted during the ceremony were Napoleon Micaller, District 2; Edgardo Sevilla, District 3; Alfredo Mendoza, District 4; Miguel Herrera, District 5; Ruben Baes, District 6; Pedro Belleza, District 7; and Primitivo Peñaranda, Auditor General.

Barangay Ayala Alabang Chairman Doc. Lester Suntay administered the oath, formally inducting the newly elected officials into their respective positions.

Also present at the ceremony were members of the outgoing Interim Board. Outgoing President Tony Laurel delivered a message to the incoming Board and led the ceremonial handover of the AAVA flag, marking the transition from the Interim Board to the newly inducted governors.

Board officers

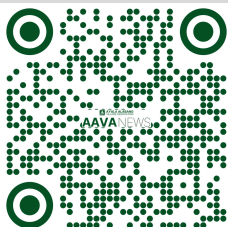
Following the induction, the Board elected its officers:

President: Edgardo Sevilla
Vice President: Alfredo Mendoza
Treasurer: Miguel Herrera

WE ARE ONLINE!

Missed the previous issues of AAVA News?

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<https://aava.com.ph/aava-news>



(story continued to page 3)

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AAVA inducts new Board, elects officers

(continued from page 1)

The District 1 governor has not yet been inducted, as the election result is under review.

With the induction of the new Board, AAVA begins a new term of community governance. The elected governors will take on their respective roles in representing their districts and working with the community on matters affecting the village.

Editor's note: As of publication, the District 1 election result remains to be declared.



REMINDERS & ANNOUNCEMENTS

ONSITE REAL PROPERTY TAX (RPT) PAYMENT

The RPT onsite processing schedule is set for November **14 & 15, 2026 (Saturday - Sunday)**, from **9:00 AM to 3:00 PM**, allowing residents to settle their taxes without the need to visit the City Hall.

To ensure a smooth process, residents are reminded to bring the following:

- Copy of the latest Official Receipt (OR)
- Cash, personal check, or manager's check payable to the City Treasurer of Muntinlupa

Please note that payments will be handled on a first-come, first-served basis, so early arrival is encouraged.

AAVA FACILITY ADVISORY

Please be informed that there will be a **COMPANY SPORTS FEST** in Cuenca Court and will be held on:

September 29 - 4pm to 9pm

September 30 - 8am to 5pm

Please be guided accordingly.

Thank you for your cooperation.

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

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8809-2282

SECURITY 24/7 HOTLINE

8842-1111 / 8842-2222

AAVA holds 2026 elections, proclaims new leaders

After an extended election process, AAVA held its 2026 elections for District Governors and Auditor General, with voting conducted through both online and on-site channels. The results were subsequently proclaimed by NOMELEC and the Interim Board.

The election began with a three-day online voting period from September 10 to 12, conducted through the AAVA Life app. Eligible members were able to cast their votes through the online platform AAVA Vote Online during the designated voting period.

On September 13, on-site voting was held, with polls opening at 8 a.m. and closing at 1 p.m. The on-site voting period provided residents with an additional opportunity to participate in the election process.

Following the close of the polls, the counting of votes from both the on-site and online elections began. SyCip Gorres Velayo & Co. (SGV), serving as the third-party auditor, was present during the counting process to validate the tabulation.

The election results were subsequently presented during a proclamation program led by NOMELEC and the Interim Board, where the proclaimed winners for the respective positions were announced.

The 2026 elected officials

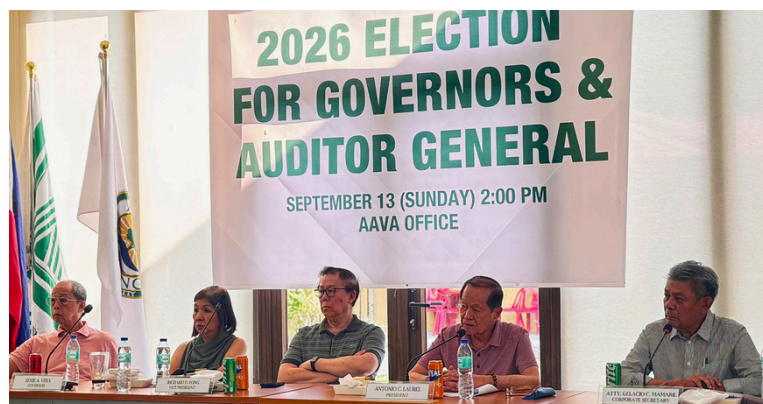
The following candidates were proclaimed for the respective positions:

District 2: Napoleon Micaller
 District 3: Edgardo Sevilla
 District 4: Alfredo Mendoza
 District 5: Miguel Herrera
 District 6: Ruben Baes
 District 7: Pedro Belleza
 Auditor General: Primitivo Peñaranda

Editor's note: As of publication, the District 1 result remains under review.

Looking ahead

While the voting and proclamation have taken place, the ongoing contest concerning the District 1 election result remains under review.



The proclaimed officials will assume their respective roles and represent their districts in the community's governance.

For the AAVA community, the 2026 elections mark another step in the process of community representation and governance. Residents who participated in the online and on-site voting contributed to the election process and the selection of representatives for their respective districts.

When collection falls behind: understanding AAVA’s growing waste problem

For months, garbage collection has been a recurring concern among residents, particularly the buildup of garden and dry waste in several areas of the village.

Why has garbage remained uncollected for weeks at a time? And why has the backlog persisted for months?

Data and operational reports from the Village Manager’s Office point to several factors behind the problem, including a substantial increase in garden waste generation, changes in waste collection contractors, limited collection capacity, equipment availability, and higher operating costs.

The situation has also evolved since the backlog began. Some of the equipment that had previously limited operations has since returned to service, while the village continues to work through the accumulated waste.

How the backlog began

On May 25, AAVA issued an announcement in AAVA Cares addressing delays in garden waste collection in several parts of the village.

The announcement cited several operational and logistical challenges, including the dry season, the early termination of the previous waste collection contractor, and fuel supply constraints that affected hauling operations.

The transition to a new service provider also resulted in temporary delays as the contractor completed onboarding and became familiar with collection routes.

Two wood chippers were also temporarily unavailable while undergoing repairs, limiting the village’s capacity to process collected green waste.

At the same time, the volume of garden waste being generated had increased significantly.

Waste Management data show that average garden waste generation per collection day increased from about 150 cubic meters in 2021–2023 to 185 cubic meters in 2024–2025, and approximately 250 cubic meters in 2026.

The report attributes part of the increase to the growing volume of waste from mature trees, with typhoons and peak seasons further increasing the amount generated.

As the amount of waste increased, available collection capacity did not always keep pace, allowing the backlog to accumulate.

The numbers behind the backlog

The Waste Management data provides a comparison of garden waste generation and collection capacity over the past several years.

From 2021 to 2023, when Leonel was the service contractor, average garden waste generation was approximately 150 cubic meters per collection day.

Year Covered	Service Provider / Contractor	Garden Waste Generation Daily Average per Collection Day (In CuM)	Number of Garbage Trucks Daily Load Capacity	Garden Waste Collection Daily Average (In CuM)	Daily Backlogs
2021-2023	LEONEL	150 cubic meter	Min. of 3-32 cu.m. compactor trucks & additional trips made for backlog collection	96 cubic meter	54 cu.m. (covered by extra 3 trips every Sunday, hence zero backlog)
2024-2025	PHILECO	185 cubic meter	4 - 32 cubic meter compactor trucks	128 cubic meter	57 cu.m. (Off Peak) up to 120 cu.m. (peak seasons and heavy typhoon season)
2026 (April) up to present	PCT (Current)	250 cubic meter	4 – 27 cu.m. dump trucks & 1-20 medium compactor	128 cubic meter	122cu.m. avg. (w/o chippers active) 20 – 72 cu.m. (with active chippers)

Leonel operated a minimum of three 32-cubic-meter compactor trucks, with additional trips used to address accumulated waste. Average collection capacity was approximately 96 cubic meters per day, leaving a reported daily gap of about 54 cubic meters. This gap was addressed through three additional trips every Sunday, allowing the backlog to be cleared.

From 2024 to 2025, Phil Ecology Systems Corporation (PHILECO) became the contractor as garden waste generation increased to an average of 185 cubic meters per collection day.

PHILECO operated four 32-cubic-meter compactor trucks, providing an average collection capacity of 128 cubic meters. The reported daily backlog ranged from approximately 57 cubic meters during off-peak periods to as much as 120 cubic meters during peak periods and after heavy typhoons.

In April 2026, PHILECO ended its contract, and PCT Development Corporation became the current garden waste collection contractor.

By 2026, average garden waste generation had risen to approximately 250 cubic meters per collection day.

PCT's reported equipment consists of four 27-cubic-meter dump trucks and one 20-cubic-meter medium compactor. Average garden waste collection was approximately 128 cubic meters per day.

The report estimates a daily backlog of about 122 cubic meters when the chippers were inactive, compared with approximately 20 to 72 cubic meters when the chippers were operational.

The figures point to a central challenge: the amount of garden waste being generated has increased faster than the collection capacity available to remove it.

Why collection has struggled to keep pace

The backlog was not caused by a single operational issue. The Waste Management data identifies several factors, including rising garden waste generation, changes in contractors, equipment availability, and fuel-related pressures.

PHILECO had previously augmented its four regular daily trucks with additional trucks to help manage the volume of waste. However, the additional hauling requirements

raised concerns over operating costs and contributed to the contractor's decision to end its contract in April 2026.

After PHILECO's departure, PCT was the only contractor that accepted the terms and offered services under the new arrangement.

The current average cost of garden waste collection at approximately P3.9 million per month beginning in April 2026, identifying the fuel crisis as a direct factor affecting operating costs.

Historical expenses for garden and dry waste collection were reported at:

- July–December 2022: P7,999,999.97
- 2023: P20,799,999.90
- 2024: P20,349,999.94
- 2025: P20,349,999.94
- January–July 2026: P16,742,763.72

The capacity gap

The Waste Management report also identifies the collection capacity needed to handle normal and peak garden waste volumes across different collection schedules.

For Districts 1, 2, 3, and 5, which are scheduled for collection on Mondays, Wednesdays, and Fridays, the report estimates a peak season (late March–November) requirement of approximately 250 to 300 cubic meters per collection day. This would require either eight 12-wheeler dump trucks or six 32-cubic-meter compactor trucks.

During off-peak periods (late December to mid-March), the estimated volume is 200 to 250 cubic meters, requiring either six 12-wheelers or five 32-cubic-meter compactors.

For Districts 4, 6, and 7, which follow a Tuesday, Thursday, and Saturday schedule, peak volumes are estimated at 230 to 280 cubic meters, requiring eight 12-wheelers or six 32-cubic-meter compactors. Off-peak requirements are estimated at 180 to 230 cubic meters, requiring six 12-wheelers or five 32-cubic-meter compactors.

These estimates help explain the difficulty of keeping up with collection when daily waste generation reaches peak levels.

Tracking the backlog by route

The report also monitors collection backlogs by area through color-coded maps included in its accomplishment reports.

The maps classify routes into three categories: red, indicating no collection for at least three collection days; yellow, indicating no collection since the previous scheduled collection day; and green, indicating no remaining collection backlog or routes that have been cleared.

The maps provide snapshots of the backlog at particular points in time and should therefore be read together with the accompanying accomplishment reports and collection data.

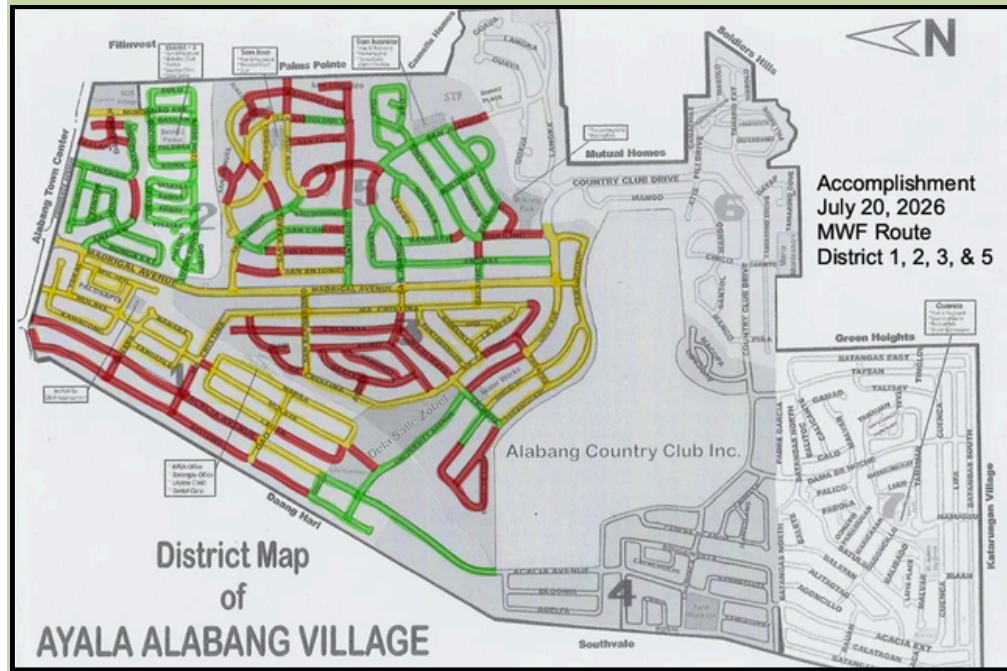
NOTE: For the printed edition, the maps are reproduced as is from the Village Manager's Office reports. Because AAVA News is printed in black and white, the color-coded categories may not be distinguishable. The full-color maps are available in the digital version of this article.

Where things stand now

Some of the operational conditions that contributed to the buildup have since changed. The two wood chippers that had previously been unavailable for repairs were now reported as both fully operational.

The return of the chippers increases the village's ability to process collected garden waste. The report's figures also indicate that the backlog is smaller when the chippers are operational, although a gap of approximately 20 to 72 cubic meters per day may remain.

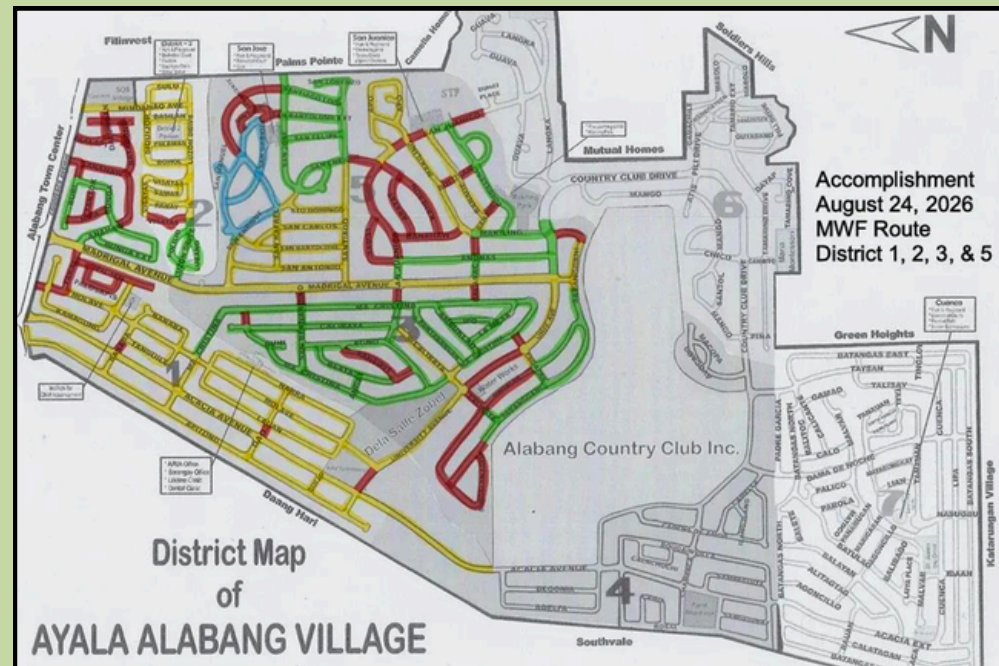
This means that restoring the chippers addresses one part of the operational problem, but does not by itself eliminate the larger capacity challenge.



Earlier reporting period: Sample one-week accomplishment report showing garden waste collection status across Districts 1, 2, 3, and 5 during a period of significant backlog. The report notes that the wood chippers were not operational during this period, while the composting area had reached full capacity.

Legend:
RED – No collection for at least three collection days
YELLOW – No collection since the previous scheduled collection day
GREEN – No collection backlog / cleared routes

Print note: The original map uses color-coded categories. In the black-and-white print edition, the colors may not be distinguishable. See the digital edition for the full-color version.



Latest reporting period: Sample one-week accomplishment report showing garden waste collection status across Districts 1, 2, 3, and 5. The report shows the status of routes while all wood chippers were fully operational.

Legend:
RED – No collection for at least three collection days
YELLOW – No collection since the previous scheduled collection day
GREEN – No collection backlog / cleared routes

Print note: The original map uses color-coded categories. In the black-and-white print edition, the colors may not be distinguishable. See the digital edition for the full-color version.

The village must still manage the accumulated backlog while keeping up with newly generated garden waste, particularly during periods when volumes rise because of peak seasons or typhoons.

Wet garbage: rising costs amid fuel pressures

Garden or dry waste is only one part of AAVA's overall waste-management operation. The same Waste Management data also tracks expenses for wet garbage collection.

Reported wet garbage collection expenses were:

- 2022: P9,042,069.71
- 2023: P12,228,783.01
- 2024: P12,562,023.97
- 2025: P12,402,024.99
- January–July 2026: P7,262,025.98

The current wet garbage contractor, S.B. Hain Enterprises, has maintained a steady collection pace. However, the contractor has requested a substantial rate increase because of fuel-related costs.

The request had not yet been approved at the time of the report and therefore is not reflected in the current figures.

What AAVA is doing now

One of the village's approaches to reducing the volume of garden waste that needs to be hauled by a third-party contractor is the use of its composting facility along Acacia Ave., beside Alabang Country Club.

The facility is intended to process garden waste within the village, reducing the volume that must be collected and transported externally and potentially lowering direct collection expenses.

The village is also considering generating income by selling compost to residents, farmers, and other cultivators who require it.

Another component is encouraging residents to practice micro-composting at home, which could reduce the amount of garden waste leaving individual properties.

AAVA also recommends optimizing the composting operation to maintain a reduction of approximately 36 cubic meters in daily collection requirements.



For now, the immediate challenge remains clearing accumulated garden waste while maintaining regular collection.

But the longer-term question is whether the village's collection, processing, and hauling capacity can consistently keep pace with a volume of garden waste that has grown substantially over the past several years.



AAVA and the Barangay are currently in discussions about joint waste mitigation plans. AAVA is looking at generating income from composting operations to help sustain operational costs.

Several longer-term measures were identified, including maintaining the composting facility and working with the Barangay.

AAVA is also studying the feasibility of gradually investing in its own collection trucks and establishing a direct arrangement with a dumpsite, with a long-term target of three to four trucks, as well as looking at the possibility of using incinerators that will greatly reduce the volume of waste to more than 50%.

These measures address a broader issue beyond the immediate backlog: ensuring the village has sufficient, sustainable capacity to handle the waste it generates.

A new generation helps bring Camino Walk to life



On July 18, the community gathered for this year's Camino Walk, centered on *Lakad para sa Kalikasan* and inspired by *Laudato Si'*. This year's pilgrimage introduced immersive stations, creative installations, and activities throughout the route, offering a new dimension to the familiar village tradition and engaging around 200 pilgrims in reflecting on the importance of caring for our common home.

For many participants, the experience provided an opportunity for reflection and meaningful time with family and friends. Feedback from pilgrims highlighted how the different elements of the walk helped deepen their understanding and appreciation of the journey.

A notable feature of this year's Camino Walk was the strong involvement of the youth. In collaboration with the Confraternity of St. James Alabang (CSJA) and the wider parish community, the Commission on Youth contributed to the event through planning, setup, performances, and on-ground support. Their participation reflected the growing involvement of young people in parish activities and community life.

The initiative continued beyond the July fiesta. On September 19, youth members and CSJA volunteers gathered for a tree-planting activity, putting *Lakad para sa Kalikasan* into action while echoing the Season of Creation, observed worldwide from September 1 to October 4.

Together, these efforts continued a cherished community tradition while creating new opportunities for participation and service. From the Camino Walk to the tree-planting activity, the initiative brought generations together around a shared commitment to care for our common home.





St. James COPA Brings Back Gigi de Lana

After last year's sold-out concert, St. James COPA brings back the captivating Ms. Gigi de Lana in a concert commencing the countdown to COPA's 30th anniversary.

The concert will be on October 17, 2026, 7:45 pm at the Sylvia Lina Theater, De La Salle Zobel. The concert theme, **"Crescendo to 3-30-12"** encapsules COPA's goal: in 3 years when it turns 30, it will have the support of 30% of parishioners and will be extending financial assistance to 12% of the country's poorest parishes.

Gigi de Lana is recognized today as Asia's pop icon and one of the country's most compelling and versatile performers. She brings to the concert her powerful voice and commanding presence as she renders a deeply emotional and soulful interpretation of well-loved melodies in her repertoire.

For tickets to the concert, please get in touch with your BEC coordinator or the COPA office at telephone no. 8842-6369.



Barangay Ayala Alabang

COMMUNITY UPDATES

BARANGAY AND NEW AAVA BOARD MEETING WITH CONVERGE

September 24, 2026 — The Barangay, led by Chairman Doc. Lester Suntay, together with the newly elected Ayala Alabang Village Association (AAVA) Board, held a meeting with representatives from Converge to discuss the improvement of the community's CCTV system and telecommunications infrastructure.

A key topic of the meeting was the enhancement of the existing CCTV system to provide wider coverage and more effective monitoring throughout the community. The improvements are intended to further support the Barangay and the community in monitoring incidents and addressing security concerns.

The group also discussed the proposal to place secondary telecommunications lines underground to help protect communication infrastructure and maintain reliable connectivity, particularly during severe weather and other emergency situations.

The Barangay, AAVA Board, and Converge will continue working together to explore practical solutions that will improve CCTV monitoring, strengthen telecommunications infrastructure, and contribute to the community's disaster preparedness and resilience.



PLEASE SAVE!



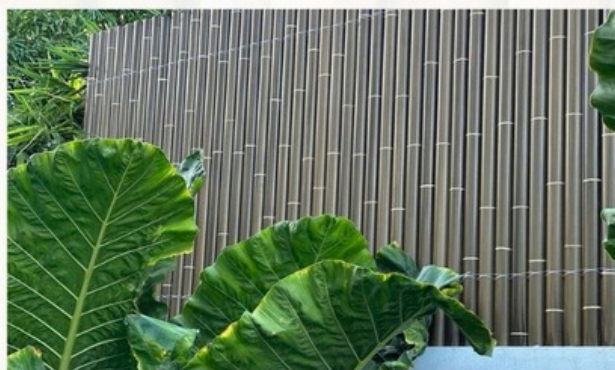
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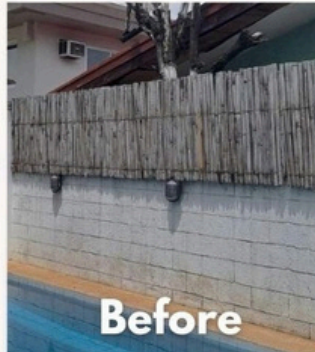


Before

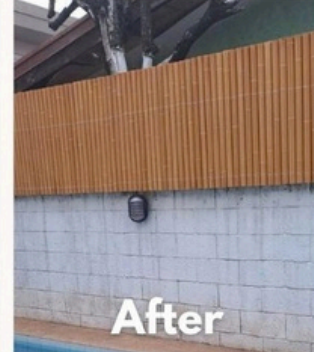


After

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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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| • Filinvest QC | • Valle Verde | • Punta Fuego |
| • BF Homes | • Green Meadows | • Merville, & more |

AYALA ALABANG COMPLETED PROJECTS:

- | | | | |
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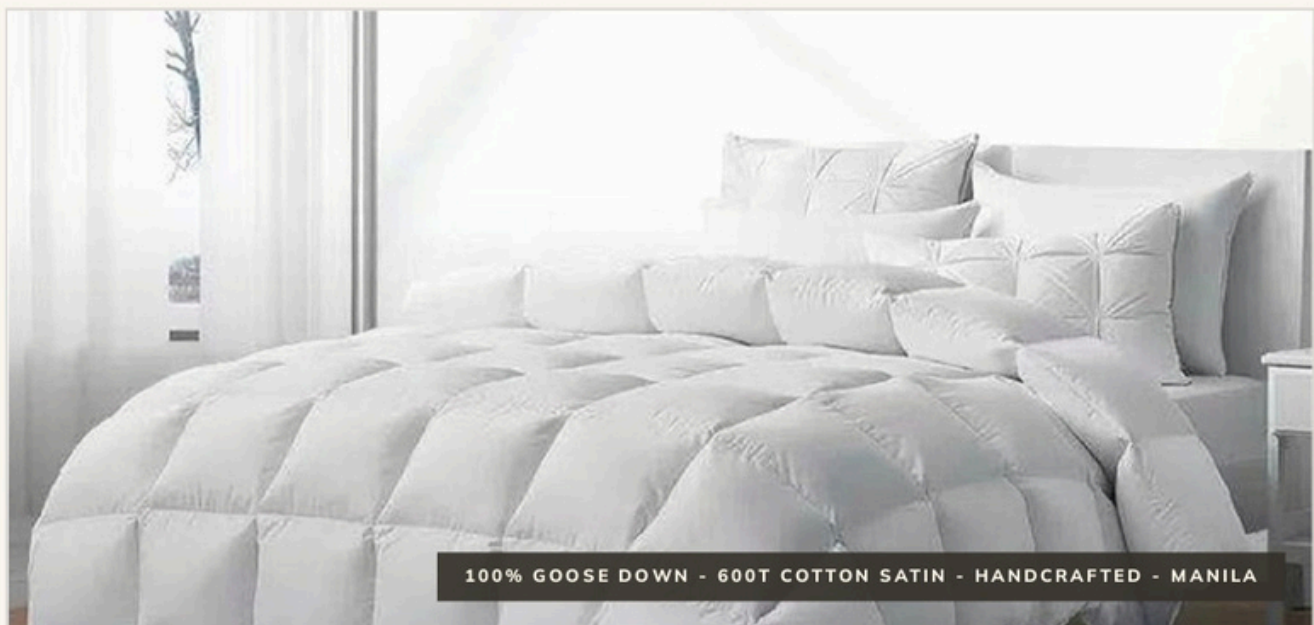


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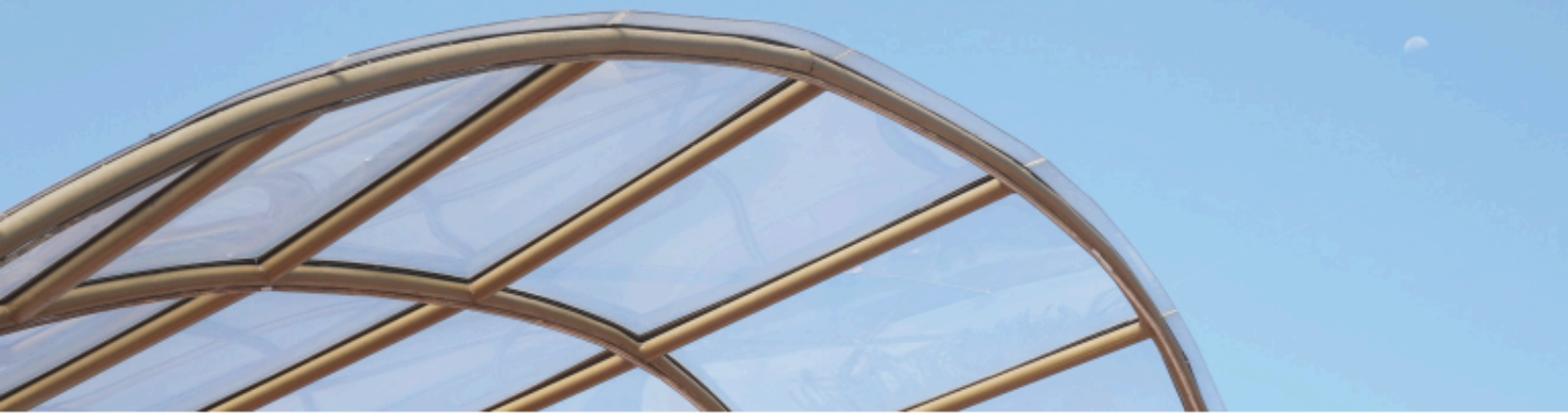
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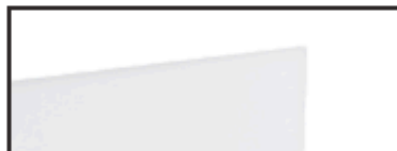
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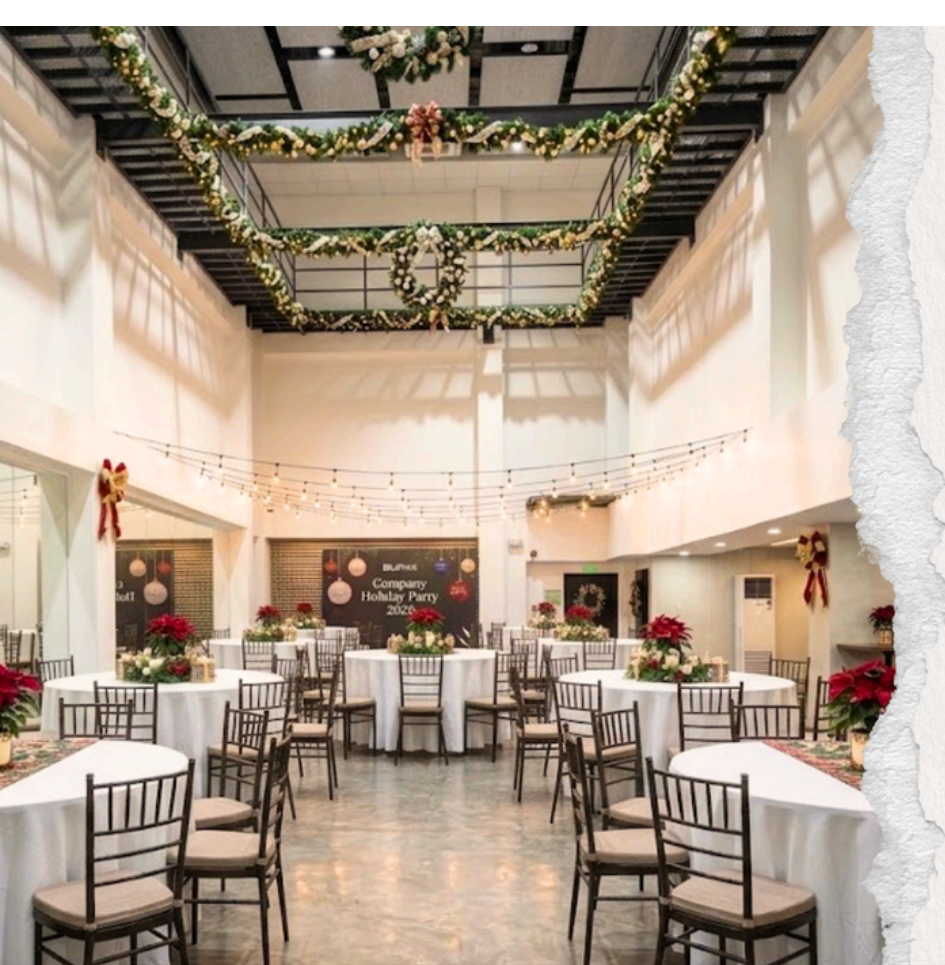
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ALABANG TUBERO SERVICES All plumbing work declogging, repiping, hot & cold, water line, water closet, greasetrap, toilet bowl, drainage, masonry & carpentry, retiles cp 0909-2002688 ; 0926-0624771

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RDQ AIRCON SERVICES Preventive maintenance, dismantling, general cleaning, repair of split and window type aircon call us at 0933-8579901 ; 8781-9343

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FOR SALE ISUZU CROSSWIND NOV 2003 MODEL ₱200K, negotiable call Cristy 8842-1880 or cp 0909-6618180

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PRE-LOVED CLOTHES, FURNITURE, TOYS, AND ITEMS! COME NOW! 7:30-5pm today and tomorrow! September 26 & 27, Saturday & Sunday at 113 San Enrique Street!

GARAGE SALE ON OCTOBER 02 & 03, 2026, from 8am to 5pm at 76 Luzon Drive. Friday - Saturday

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DISCLAIMER

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

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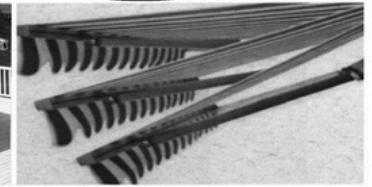


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Whenever you want it.

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Our retractable awnings can shade your patio or deck and stop the sun from heating up our car, wall, patio doors and windows. You'll expand your outdoor living space and add value to your home, without the cost of construction. Plus your furniture and carpeting will be protected from fading inside your home for years to come.

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Because it's retractable!

YOU decide when and how much shade you want, not the sun.



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(Maximum of 150 characters)

REGULAR ₱150

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BOX & BOLD ₱300

MONDAY

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SEMIMONTHLY

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For further questions, contact us at:

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

BANK PAYMENT

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2026 PUBLICATION CALENDAR

Issue	Deadline	Distribution
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

SAVINGS THAT WEATHER ANY SEASON

SOLARIC'S

GRID-TIE & HYBRID SYSTEMS

HYBRID SYSTEMS



10 YEAR
WARRANTY
BATTERIES & INVERTERS

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- 6kWp Solar Panels
- 14kWh Battery Pack

STARTS AT ₱ 488,000

Perfect for those with ₱8,000 to ₱12,000 monthly electric bills that are starting their solar journey

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- 12kWp Solar Panels
- 21kWh Battery Pack

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Ideal for families with higher daytime and nighttime usage with ₱12,000 to ₱18,000 monthly electric bills

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STARTS AT ₱ 1,021,600

Designed for large homes or heavy energy users with ₱20,000+ monthly electric bills

SOLAR + BATTERY + BACKUP IN ONE COMPLETE SYSTEM

SOLARIC HYBRID SYSTEMS POWERED BY FOXESS GIVE YOU RELIABLE ENERGY FOR YOUR HOME. INCLUDES SUPPLY, INSTALLATION, AND ENERGIZATION. FINAL PRICE DEPENDS ON SITE ASSESSMENT & INSTALLATION CONDITIONS.

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Monthly Output: ~604kWh
Monthly Savings: ₱9,072

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CAMBRIDGE

Dimensions: 1038 mm x 349 mm
 Weight: 1.66 kg



MARATHON PLUS AR

Dimensions: 1000 mm x 336 mm
 Weight: 1.50 kg



DYNASTY

Dimensions: 1038 mm x 349 mm
 Weight: 1.74 kg

Featured: Cambridge in Dual Black

INNOVATIVE LIGHTWEIGHT ASPHALT SHINGLES FOR LASTING PROTECTION

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