



AYALA ALABANG
VILLAGE ASSOCIATION

AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



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Interim Board reports on current activities and election matters

The AAVA Interim Board continues to oversee the day-to-day operations of the association while election-related discussions remain underway.

Ensuring day-to-day operations run smoothly

Since assuming its role, the Interim Board has been holding regular meetings with various committees, including the AAVA Management Committee, to discuss matters affecting association operations and resident services.

These include the processing and signing of checks necessary for association expenditures, addressing waste management concerns, maintaining village security and safety, and overseeing the maintenance of village facilities and common areas.

Update on election matters

Following the June 4 announcement by the Nomination and Election Committee (NOMELEC) regarding the rescheduled election, the Interim Board provides the following update:

- The Interim Board has received the letter from NOMELEC.
- The Interim Board has convened to discuss the contents of the letter.
- The Interim Board will schedule a meeting with NOMELEC to discuss and establish the election calendar.

The Interim Board continues to oversee association operations while election-related matters remain under discussion.

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VOTE YES!

Ratify the Proposed Amendments to the



**Articles of
Incorporation**



By-Laws



**Deed of
Restrictions**

VOTE UPDATE

(Tally of votes as of June 5, 2026, 4:00 PM)

YES VOTES, SO FAR

AOI - **503**

By-Laws - **502**

DOR - **500**

YES VOTES NEEDED

2,676

WE STILL NEED

AOI - **2,173**

By-Laws - **2,174**

DOR - **2,176**

Uprooted acacia tree obstructs traffic along Acacia Ave.

An old acacia tree was uprooted along Acacia Avenue on the morning of May 31, causing a major roadway obstruction and temporarily disrupting traffic in the area.

At 10:41 AM, AAVA Security received a report regarding the incident and immediately dispatched personnel to respond. Upon arrival, the security team found the uprooted tree sprawled across the roadway and promptly began clearing branches, shrubs, and tree trunks that had fallen across the entire road.

Through the coordinated efforts of AAVA Security, the Barangay Ayala Alabang Disaster Risk Reduction and Management team, and AAVA Maintenance, the obstruction was safely removed and the affected stretch of road was cleared.

By 11:25 AM, Acacia Avenue was declared passable and reopened to all motorists. Through the swift collaboration and coordinated efforts of all responding teams, the obstruction was safely cleared, and normal traffic flow was restored.

No injuries or property damage were reported during the incident.

The AAV community extends its sincere appreciation to all emergency responders and personnel for their immediate response and dedicated efforts in restoring access and maintaining the safety of the community.



SUMMARY OF SIGNIFICANT PROPOSED AMENDMENTS TO THE AAVA BY-LAWS

FROM THE 2000 AMENDED BY-LAWS TO THE 2026 PROPOSED AMENDMENTS

Article I – Name

The name of the Association is formally stated as “Ayala Alabang Village Association, Inc.” The Domicile clause now adds “Metro Manila, Philippines” to the address, reflecting current geographic usage.

Article III – Membership

Scope of Membership

A new provision allows a lot owner to authorize a lessee of at least one (1) year to represent him/her and exercise membership rights on his/her behalf, provided this does not violate or circumvent foreign ownership restrictions. Legal entities may also designate representatives, who must not be disqualified under the By-Laws or applicable laws.

Classes of Members

The 2026 version clarifies that special members who become “for profit” are deemed regular members as of the date it becomes for profit — not merely upon a general finding by the Board.

Assignment (Sec. 3)

Key changes:

- Assignment to a lessee now requires a minimum lease term of one (1) year, and the lessee must not violate or circumvent foreign ownership restrictions.
- The deed of assignment is now called a “Notice of Assignment,” and copies must be immediately filed with the Association.

Annual Meeting (Sec. 4)

The term “annual meeting” is now called the Annual General Membership Meeting (AGMM). Notice is now sent only to members who are not delinquent or are in good standing, rather than to all members of record.

Special Meeting (Sec. 5)

The threshold to call a special meeting changes from “members representing 5% of total votes” to “5% of the total members who are not delinquent or are in good standing.”

Voting Rights (Sec. 6)

Members may now vote for lots they own in different Districts. The disqualification clause is updated to cover members “delinquent or not in good standing as defined in the By-Laws,” replacing the older reference to those in violation of deed restrictions.

NEW – Remote or Alternative Modes of Communication (Sec. 7)

This is an entirely new provision. Members who cannot physically attend meetings or elections may participate through e-voting, online voting, or remote communications, provided they notify the Presiding Officer and Corporate Secretary in advance. The Association shall issue internal procedures to govern this. Votes may be cast in person, by proxy, or remotely / in absentia.

Proxy (Sec. 8)

Proxy rules are updated to reference the Revised Corporation Code (RA 11232), the Magna Carta of Homeowners and Homeowners Associations (RA 9904), and its 2024 Implementing Rules and Regulations (IRR). The proxy submission deadline is extended from 10 to 15 days before the meeting. Authority to manage proxies in elections may be delegated to the NOMELEC.

Quorum (Sec. 9)

Quorum now requires one-fifth (1/5) of members who are not delinquent or are in good standing, rather than one-fifth of all votes.

NEW – Rights of a Member (Sec. 10)

A new section enumerating specific member rights, including:

- Use of common areas and community services (provided the member is in good standing)
- Inspection of association books and records, and access to annual reports including financial statements at the member’s own expense
- Eligibility to vote and hold elective or appointive office
- Participation in meetings, elections, and referenda
- Right to demand prompt refund of deposits such as construction bonds once conditions are met

NEW – Duties and Responsibilities of a Member (Sec. 11)

A new structured listing of member duties:

- Timely payment of dues and assessments
- Attendance at meetings of the Association
- Support of Association projects and activities
- Compliance with By-Laws, policies, rules, and Deed of Restrictions

Non-compliance may result in declaration as a member not in good standing.

NEW – Delinquent Member / Member Not in Good Standing (Sec. 12)

This new section defines the grounds for declaring a member delinquent or not in good standing:

- Failure to pay dues despite demands
- Repeated violations of the Deed of Restrictions, Board directives, or applicable laws
- Conduct inimical to the best interest of the Association or community
- Unjustified failure to attend at least three consecutive general membership meetings

A delinquent member loses the right to exercise membership privileges but remains obligated to pay dues and fees.

NEW – Procedure for Declaring Delinquency (Sec. 13)

A formal due process is now prescribed:

- Written notice of violation issued to the member
- Opportunity to explain within 15 days from receipt of notice
- Grace period of 60 days for non-payment of dues
- Board or committee deliberation and hearing
- Majority vote of the Board to declare delinquency
- Right to file a motion for reconsideration within 10 days from receipt of the Board resolution

NEW – Sanctions against a Delinquent Member (Sec. 14)

Upon declaration of delinquency, all rights and privileges are suspended, extending also to co-owners, lessees, and all those residing in the member's property. The Association may impose additional sanctions under applicable laws.

NEW – Reinstatement (Sec. 15)

A delinquent member may be reinstated by majority Board vote within 10 days of presenting proof of payment or satisfaction of sanctions. Full payment of arrears automatically restores good standing upon the Association's receipt of proof of payment.

Termination (Sec. 16)

The 2026 version adds that liability for unpaid dues extends not only to the former member but also to his/her successor-in-interest.

Article IV – Board of Governors**Composition, Election, and Term of Office (Sec. 1)**

Key changes:

- Governors are now elected at large (not by district), though the Board still assigns each Governor to one of the seven Districts.
- The Vice President automatically becomes the Presiding Officer of the Board.

- The threshold for recall of a Governor changes from a majority of total votes of the district to one-fifth (1/5) of the total votes in the Village.
- In case of vacancy, the Board must call a special election within 30 days — the winner serves the unexpired term. The old provision allowed the Board to simply designate a replacement for vacancies with more than a year remaining.
- The Board's authority to hold honorary, uncompensated positions is now subject to any rules and regulations promulgated by governmental authorities.

Qualifications and Disqualifications of Governors (Sec. 2)

Significantly expanded. The residency requirement changes from six (6) months to one (1) year in the Village before the election. Nominees must be in good standing 90 days prior to the election and must maintain good standing throughout their entire term.

New grounds for disqualification are explicitly listed:

- Violation of Board rules or NOMELEC rules and regulations
- Material misrepresentation in documents submitted to the Association
- Pending case/s involving moral turpitude, graft and corruption, or offenses punishable by over one year imprisonment (or conviction not reversed by a court of competent jurisdiction, unless pardoned or amnestied)
- Declaration of insanity, incompetence, or incapacity
- Refusal or failure to submit clearances from the Courts, NBI, Police, Barangay, and other law enforcement agencies

Manner of Election (Sec. 3)

Candidates may now personally apply for nomination or be nominated by any member in good standing in the Village (not just their district). The NOMELEC now has broad authority to adopt rules and regulations covering all aspects of the election process, including online registration, certification of candidacy, electioneering prohibitions, and canvassing of votes. The seven (7) candidates with the highest total number of votes are proclaimed as elected Governors

Powers of the Board (Sec. 4)

The Board's authority is now grounded in the By-Laws, the Magna Carta, its IRR, the Revised Corporation Code, and applicable laws.

On assessments: the old fixed per-square-meter rates (P20.00 for regular members; P1.66/P0.34 for special members) are replaced with a formula-based approach:

- Dues are determined based on gross expense of the Association plus a 10% contingency fund.
- The gross area (total lot area of saleable lots) is divided into the gross expense to arrive at the rate base.

- Each member's assessment is the total lot area multiplied by the rate base, plus an additional 10% to cover collection shortfalls.

A new "Other Assessments" provision empowers the Board to collect fees for vehicle stickers, delivery fees, contractor fees, amenity access, ID cards, certifications, and similar charges. Enforcement is strengthened to include foreclosure of the levied property, either extrajudicially or judicially.

Article V – Executive Officers

The Secretary

Now includes the duty to perform such other acts as may be necessary to carry out his functions as Secretary to the Board.

The Auditor General

The 2026 version requires that the Auditor General have an accounting, audit, or finance background. New duties include:

- Serving as liaison officer of the Audit Committee to the Board
- Coordination with the Audit Committee on financial and non-financial reporting, audit processes, and compliance
- The Board is now mandated to include the Auditor General's findings and recommendations in its annual report

The Village Manager

Now includes an additional responsibility: to perform such other duties and responsibilities as may be assigned to him from time to time by the Board.

Article VI – Committees

The four original standing committees are retained but significantly expanded, and four new committees are added:

Retained and Expanded Committees

- NOMELEC (Nomination and Election Committee) – Now formally recognized as an elected body, chosen by members in good standing. Its authority is greatly expanded to cover all aspects of the election process aligned with the Magna Carta and IRR.
- Plans, Construction, and Maintenance Committee – The old "Plans & Construction" committee now includes the mandate to maintain and preserve parks, playgrounds, trees, plants, and other amenities in the Village.
- Bidding Committee – Scope updated to include "such other similar services."
- Finance Committee – Scope updated to include "and the like."

NEW Committees

- Grievance Committee – To receive member grievances, act as Mediator/Arbitrator, and submit recommendations to the Board for its approval.
- Audit Committee – To oversee financial and non-financial reporting, audit processes, compliance, risk management, and internal controls, in coordination with the Auditor General.
- Sports Committee – To provide overall direction, management, and supervision of all sports-related activities in the Village.
- Security Committee – To review and recommend security measures for the safety of the Village and its members.

Article VII – Miscellaneous Provisions

External Auditor and Auditor General

The election of the external auditor is now by highest number of votes of the members in the Village. A new separate provision (Sec. 4) designates the Auditor General as the one elected by the highest number of votes in the Village.

Repeal and Amendment of By-Laws

The provision delegating By-Laws amendment authority to the Board by 2/3-member vote is removed. Under the 2026 amendments, amendment or repeal requires only a majority vote of the members entitled to vote at a regular or special meeting called for the purpose.

NEW – Effectivity Clause (Sec. 7)

The amended By-Laws shall take effect upon ratification by the General Membership and approval by the Department of Human Settlements and Urban Development (DHSUD), as required under RA 9904 (Magna Carta for Homeowners and Homeowners Associations).

The Key Thrusts of Amendments

- Alignment with current law – particularly RA 9904 (Magna Carta), RA 11232 (Revised Corporation Code), and DHSUD regulations.
- Stronger member rights and due process – new provisions on rights, duties, delinquency procedures, sanctions, and reinstatement protect both the Association and the individual member.
- Modernized governance – remote/online voting, expanded NOMELEC authority, and a formula-based assessment system.
- Enhanced oversight and accountability – a strengthened Auditor General role, a new Audit Committee, and mandatory reporting requirements.
- Broader Board elections – Governors are now elected at large by the whole Village, not just by district, while still being assigned to represent specific Districts.

SUMMARY OF PROPOSED CHANGES

AAVA 2026 AMENDED DEED OF RESTRICTIONS

For the information of all homeowners in connection with the ratification vote

WHAT IS THE DEED OF RESTRICTIONS?

The Deed of Restrictions (DOR) is the set of rules that governs what homeowners can and cannot do with their lots and homes inside Ayala Alabang Village. Every lot owner is bound by these rules. The proposed amendments update and strengthen the existing DOR to address current realities and close gaps in the old rules.

I. THE ASSOCIATION'S AUTHORITY

The Association now has stronger tools to collect unpaid dues. Beyond placing a lien on your property, it can pursue other legal remedies available under the By-Laws.

II. USE OF LOTS

- Lots must be used exclusively for residential purposes. This cannot be changed, revised, or amended in any form, ever.
- Lot consolidation and subdivision plans must now be approved by the Association and government agencies — no longer by Ayala Land, Inc.
- Lots cannot be used as a passageway or right-of-way to properties outside the Village without approval of the majority of members.
- Lot owners and buyers are solely responsible for securing their own property survey. AAVA has no obligation to provide or verify surveys.

III. CONSOLIDATED LOTS (New Rules)

This is one of the most important new provisions, especially for owners who have combined two or more lots.

- Buildable area does not increase just because lots are consolidated. The total buildable area of a consolidated lot is only the sum of the individual buildable areas of each original lot — not the entire combined footprint.
- Consolidation can never result in a larger building footprint or greater Gross Floor Area (GFA) than what would have been allowed on each lot separately.
- Side-by-side consolidation: Front and rear setbacks stay the same. Side setbacks along the outer boundaries increase proportionally to the wider lot. The former internal boundary between the lots is extinguished — no setback is required there.

- Through lot consolidation (lot fronting two streets): The front and rear setbacks shall be increased, but in no case shall they be less than the prescribed minimum building setback requirements.
- Architectural control: Buildings on consolidated lots must be visually proportionate to neighboring homes. Excessively large or massive structures that ignore the original lot pattern are prohibited. Long, unbroken facades must incorporate design breaks such as offsets, recesses, or variations in height and materials. The Association must approve all plans for consolidated lots.

IV. BUILDING HEIGHT (Major Change)

The old rule was simple: no building higher than 9 meters from the original ground level. The new rule is more detailed and more precise — specifically to prevent abuse through artificial ground filling.

Two reference points are now used:

- Median Sidewalk Elevation (MSE) — the average height of the sidewalk in front of your lot.
- Highest Natural Grade Line (HNGL) — the highest point of the natural ground within your lot, based on an approved survey.

Height limits by lot type:

- Flat lots (ground level close to sidewalk level): Maximum 10 meters from the sidewalk elevation.
- Sloping-up lots (ground rises toward the rear): 10 meters at the front half; 9 meters at the rear half, measured from the natural ground at the rear.
- Sloping-down lots (ground descends toward the rear): Same split rule — 10 meters at the front half, 9 meters at the rear half.

Important: You cannot raise the ground level through filling or excavation to gain extra height. Any artificial change in ground level will be disregarded when measuring building height.

Before any construction, two steps are now mandatory:

1. The lot owner, contractor, and AAVA representatives must meet on site to jointly establish the official reference points.
2. A Topographic Survey Plan signed by a licensed Geodetic Engineer must be submitted to AAVA before any work begins.

V. OTHER BUILDING RULES

- Minimum construction cost has been significantly increased:
- General lots: from Php 3 million to Php 10 million
- Phases 8A to 8C: from Php 1.5 million to Php 7.5 million
- Lot filling rules remain the same (maximum 0.5 meter on sides and rear; 1 meter at front), but all approvals must now come from the Association in writing — not Ayala Land.
- Tree removal or relocation now requires Association approval, not Ayala Corporation approval.

VI. PERIMETER WALLS, FENCES, AND GATES

- The 2-meter height limit for perimeter walls is retained.
- Cyclone wire, steel grills, louvers, and similar materials are allowed only on side and rear boundaries.
- Wall foundations must stay within your property — no encroachment on neighboring lots.
- Laundry sinks, barbecue pits, pump rooms, gen-sets, and cistern tanks cannot be attached to perimeter walls.
- Man gates (pedestrian gates) are now specifically regulated:
- Maximum height of 2 meters.
- Must be entirely within your property line — no encroachment on the road.
- Must open inward.
- Cannot be connected to any roof structure.
- Require prior written approval from the Association.

VII. ACCESSORY STRUCTURES (New Rules for Common Additions)

The amended DOR now specifically covers many structures that were not addressed before:

- Gazebos, trellis structures, and barbecue pits must follow building and roof setbacks.
- Filter pump rooms must be at least 1 meter from all property lines and require Association approval.
- Guardhouses: Only one per lot; maximum 4 square meters in floor area and 2 meters in height; only allowed on lots of at least 1,000 square meters.
- Swimming pools and jacuzzies: Minimum 2-meter setback from property line. Allowed only at the side and rear. Upper-deck pools must not exceed building setbacks.
- Water features (fishponds, reflection pools, fountains) within setback areas: Maximum depth of 0.60 meter.

- Waterfall cascades along perimeter walls: Maximum height of 2 meters; must be structurally independent from the perimeter wall.
- Balconies: May extend up to 1 meter beyond the front setback line on street-facing facades only. All other sides must follow setbacks strictly.
- Awnings: Retractable awnings are allowed only in side and rear setback areas, not closer than 0.50 meter from the property line. Tensile membrane structures (e.g., shade sails) are strictly prohibited anywhere on the property.
- Roof sheds (service/laundry area):
- Must be open on both sides — cannot be enclosed.
- Cannot be used as a garage, storage room, dirty kitchen, or living quarters.
- Maximum length is 50% of the main building.
- Must have gutters connected to the property's drainage system.
- Only polycarbonate, fiberglass, tempered glass, or retractable canvas are allowed as roofing. GI sheets, metal roofing, roof tiles, and concrete slabs are prohibited.
- Not applicable to rowhouses in District 2.
- Antenna towers: Strictly prohibited. Satellite dishes allowed only at the side or rear, with Association approval.
- Overhead water tanks: Strictly prohibited. Underground cistern tanks must follow setbacks. Above-ground tanks must be concealed and maintain a 1-meter setback.
- Residential elevators: Allowed with prior written approval. Must not exceed building height limits or extend beyond setback lines.
- Solar panels: Allowed with prior written approval. Must be installed on the roof only, flush with the roofline. Must not cause glare or nuisance to neighbors. Homeowner is solely responsible for installation and any resulting damage.
- Generator sets: Allowed with prior written approval. Must be silent-type only. Maximum noise level of 60 decibels at the property line. Must maintain a 1-meter setback from all property lines.
- Generator sets shall be located within the basement, if available.

VIII. VIOLATIONS AND PENALTIES (New and Stronger Rules)

- All violations — past and present — must be corrected. If you buy a property with an existing violation, you assume full responsibility for correcting it.
- Lot owners are responsible for the acts of their architects, engineers, and contractors. If your contractor violates the DOR, you are liable.

- Refusal to allow AAVA inspection is itself a violation of the DOR and will result in sanctions.
- Daily fine of Php 10,000 for failure to correct violations within the given deadline.
- Additional sanctions for non-compliance include:
 - No car stickers
 - No AAVA IDs for household staff
 - No move-in permits
 - No visitor passes
 - Denial of AAVA services
- Professionals and contractors who violate the DOR will be blacklisted at the first offense. Blacklisted professionals cannot transact with AAVA. Cases may also be filed with the PRC for license revocation.
- Fraudulent topographic surveys — those based on false or fabricated data — may be revoked at any time and may result in administrative, civil, and criminal cases.

IX. CONSTRUCTION BOND

- Upon completion, 80% of the construction bond (less penalties) is refunded immediately.
- The remaining 20% is held for one year and refunded only after a follow-up inspection confirms no DOR violations during that period.

X. DRIVEWAYS, SIDEWALKS, AND PLANTING STRIPS

- Driveways must ensure safe pedestrian passage and must comply with the Accessibility Law (BP 344) for persons with disabilities.
- Driveway width: minimum 3 meters, maximum 7 meters per lot.
- No driveway may be higher than the existing sidewalk.
- Property owners are responsible for any damage their construction causes to sidewalks or planting strips, and must restore them.
- Lay-bys and on-street parking bays are not permitted.
- The planting strip (the approximately 1-meter strip between your property line and the sidewalk) may only be used for landscaping, approved driveways, and pedestrian entrances. Any other encroachment is strictly prohibited.

GARAGE AND PARKING REQUIREMENTS.

- Provide covered off-street parking within the property.
- Minimum 1 parking slot per 125 sqm of GFA or fraction thereof
- Parking must be within the lot and not encroach on public areas or easements.
- Garages must be permanent and fully roofed; temporary structures are prohibited.

- Parking spaces are for vehicles only and not for storage or commercial use.
- The Association may enforce compliance and impose penalties for violations.

XI. EASEMENTS AND COMMON AREAS

- No permanent or semi-permanent structures may be built on easements or AAVA common properties — this includes garages, pools, bodegas, gazebos, and sheds.
- No fencing or boundary marking of easement areas is allowed.
- If you improve or landscape an easement area adjacent to your property, you are solely responsible for its maintenance — at no cost to the Association.
- If AAVA or utility providers need to do repair work in the easement area, any damage to your improvements there is at your own expense to restore.

XII. UTILITIES

- All utility connections now require permits from both AAVA and the appropriate government authorities.
- Grease traps are now required in kitchens, service areas, and carports, all connected to the Maynilad sewerage system.
- Septic tanks are allowed only in specific District 2 units not connected to the Village sewer system. All other units must connect to the Village sewage system.
- All water run-off must be directed into the Village drainage system.

XIII. GARBAGE DISPOSAL

- Trash bins must be kept inside your property at all times and brought out only on scheduled garbage collection days.
- All new constructions and major renovations must include a designated garbage dispensing area along the front perimeter wall within the property line, except District 2, AEHP 1 & 2 and Phase 7, BPI Housing.

XIV. PERIOD AND ENFORCEMENT

- The DOR restrictions now run for 50 years from the date of approval of this amended DOR.
- The restriction on purely residential, single-family use can never be changed, reduced, or amended — ever.
- The Association — not Ayala Corporation — is solely responsible for enforcement.
- Refusal to allow inspection renders the homeowner delinquent and not in good standing.

XV. GENERAL RULE

No owner, tenant, or occupant may engage in any activity that is offensive, hazardous, unsightly, or harmful to the community — including excessive noise, improper waste disposal, or unauthorized construction.

The AAVA Board may modify or amend any provision of the DOR as circumstances require, except the rule on purely residential single-family use, which is permanently protected.

This summary is for general information only. For the complete legal text, please refer to the full Proposed Amended Deed of Restrictions approved by the Board on March 18, 2026. All homeowners are encouraged to read the full document before voting.

Summary of the Proposed Amended Articles of Incorporation

SECOND (Purpose/Jurisdiction)

- Added geographic boundary description of the village (~7,000,000 sq.m.)
- Added new purposes (#8–12 and renumbered others):
- Promote unified neighbor action for community betterment
- Initiate socio-cultural projects for community consciousness
- Promote quality of life through livelihood and economic activities
- Complement and support the local government unit (LGU)
- Promote mutual sharing of resources among neighborhood associations
- Amended purposes #13–16 to include enforcement of covenants, property ownership/disposal, and incidental powers

THIRD (Principal Office)

- Updated to reflect current address: Neighborhood Center, Narra Street, Ayala Alabang Village, Muntinlupa City
- Added contact number (8809-2282) and email (wecare@aava.com.ph)

FOURTH (Corporate Term)

- Changed from a fixed term to perpetual existence

SIXTH (Membership)

- Clarified membership criteria and added that the member list shall be submitted to DHSUD (Department of Human Settlements and Urban Development)

SEVENTH (Funding)

- Expanded funding sources to include livelihood/economic activities and voluntary donations from persons, partnerships, and corporations

EIGHTH (Amendment)

- Clarified that amendments require affirmative vote of majority of membership

All amendments were approved by the Board on March 18, 2026.



Members may also view the digital copies of the proposed amendments and cast their votes online through the AAVA website at <https://aava.com.ph/2026-agmm/> or by scanning the designated QR code.

Members are strongly encouraged to actively participate in the voting process to help ensure broad community representation in the ratification of the proposed amendments.

AAVA regulates food cart operations within the village

To promote cleanliness, orderliness, and the well-being of the community, AAVA Security continues to regulate food cart operations within the village through clear guidelines for vendors serving residents, household staff, and workers.

As part of these measures, all accredited food cart vendors are required to wear their AAVA-issued identification cards and uniforms at all times while inside the village. Each vendor is also assigned a designated area to help maintain organized operations, manage foot traffic, and ensure convenient access to food services for the community.

To support health and safety standards, vendors are also required to sign a food waiver before operating within the village. This serves as part of AAVA's compliance and accountability procedures, clarifying that any food-related concerns or transactions remain the responsibility of the vendor and customer involved.

These guidelines are part of AAVA's ongoing efforts to create a safe, clean, and orderly environment for everyone in the village while supporting accessible services for residents and the wider community. By regulating food cart operations, AAVA aims to balance convenience with public welfare and ensure that shared spaces remain properly managed and safe for all.

AAVA Security remains committed to upholding the safety and wellness of the entire community, including residents, household staff, and workers.

Residents are encouraged to remain vigilant and report any untoward incidents or concerns to AAVA Security through 8842-1111 or 8842-2222.



Building a respectful online community: a reminder on social media etiquette

As the AAVA Cares online community continues to grow, we would like to remind everyone of the importance of practicing courtesy and respect when engaging on official community platforms.

Constructive feedback and questions are always welcome. They help us better understand residents' concerns and continuously improve our communication and service to the community. At the same time, we encourage everyone to keep discussions respectful and thoughtful.

Before posting or commenting, members of the community are encouraged to keep the following in mind:

- **Be respectful.** Express opinions courteously and tactfully, even when raising concerns or disagreements.
- **Be mindful of language.** Avoid insults, personal attacks, or inflammatory remarks directed at individuals or groups.
- **Stay constructive.** Feedback is most helpful when it is clear, specific, and solution-oriented.

The AAVA Communications Team recognizes the importance of clear and responsible communication. All public communications undergo proper internal review and approval before release to ensure accuracy and consistency. Official social media pages are maintained to keep the community informed and connected with AAVA updates and information.

By communicating with respect and understanding, we can help create a more positive and productive online space for everyone. Thank you for helping us keep our community informed, engaged, and respectful.

AAV Disaster Preparedness

Like all villages and communities, Ayala Alabang Village faces natural and man-made hazards that require vigilance. By preparing before, acting wisely during, and coordinating after disasters, residents can protect their families and strengthen community resilience.

What disasters are most probable in our village?

- **Earthquakes** - The West Valley Fault, which traverses Metro Manila and other immediate provinces, is capable of producing a magnitude 7.2 earthquake known as “The Big One”. Risks include strong shaking, ground rupture, and liquefaction.
- **Typhoons/Flood** - The Philippines is regularly struck by tropical cyclones, bringing heavy rains and strong winds. Heavy rainfall, obstruction in rivers and creeks, and storm drains can cause localized floods.
- **Fire** - Residential fires can result from faulty wiring, unattended cooking, or flammable materials.

Before a disaster: your Go Bag essentials

It is recommended that every household should prepare a Go Bag—a ready-to-grab emergency kit.

- **Water** – 3 liters per person per day (minimum 3 days).
- **Food** – Non-perishable, ready-to-eat items.
- **First Aid Kit** – Medicines, antiseptic, bandages.
- **Important Documents** – IDs, insurance papers, titles in waterproof pouch.
- **Flashlight & Batteries** – Solar or crank-powered preferred.
- **Communication Tools** – Battery-powered radio, power bank.
- **Clothing & Blankets** – Weather-appropriate, sturdy shoes.
- **Money** – Credit cards and cash.
- **Keys** – Duplicates of house keys and car keys.
- **Special-Need Items** – Supplies and medications for child-care, PWDs, and seniors.
- **Whistle** – For signaling during rescue.

During a disaster

- **Earthquake:** Drop, cover, and hold on. Stay away from windows and heavy objects. Evacuate only when shaking stops.
- **Typhoon/Flood:** Stay indoors, away from glass. Move to higher ground if flooding occurs. Monitor AAVA and BAA advisories and PAGASA bulletins.
- **Fire:** Evacuate immediately. Do not attempt to save belongings. Use designated fire exits and meet at a safe assembly point. Call Bureau of Fire Protection or AAVA emergency hotlines at (02) 8842-1111 / (02) 8842-2222 / (0917) 790-0476 / (0927) 032-8693.

After a disaster

- **Safety first:** Check for injuries, structural damage, and hazards like live wires or gas leaks.
- **Communication:** Use text messaging or social media to update family; keep phone lines free for emergencies.
- **Community coordination:** Follow AAVA and BAA announcements for disaster-related updates.
- **Mental health:** Support family and neighbors; stress management is vital for recovery.

Disasters can strike anytime. Preparing every household isn't just wise—it's essential. When residents know what to do before, during, and after an emergency, they can act swiftly, reduce panic, and protect lives. Preparedness turns uncertainty into confidence and transforms our community into one that's ready, resilient, and united.



Ayala Alabang Village

DISASTER PREPAREDNESS

Be Ready. Be Safe. Be Resilient.



EARTHQUAKE



TYPHOON



FLOOD



FIRE

Be Prepared	During a Disaster	After a Disaster
Prepare Your GO BAG:  Water & Food  First Aid Kit  Important Documents  Flashlight & Batteries  Radio & Power Bank  Clothing & Blanket Know Your Safety Plan:  Emergency Exits  Evacuation Routes  HOA & Barangay Contacts	 EARTHQUAKE DROP, COVER, HOLD ON.  TYPHOON / FLOOD STAY INDOORS, MOVE TO HIGHER GROUND.  FIRE EVACUATE IMMEDIATELY.  LISTEN FOR ALERTS. Follow HOA & Barangay Advisories	 CHECK SAFETY Inspect for injuries & damage  COMMUNICATE Update family, use text or social media  DOCUMENT (IF SAFE) Photograph damage for insurance  COMMUNITY SUPPORT Assist neighbors & coordinate with HOA

AAVA Security Emergency Numbers:
 Telephone: (02) 8842-1111 / (02) 8842-2222
 Cellphone: (0917) 790-0476 / (0927) 032-8693

AAVA imposes temporary moratorium on speed hump installation and removal

AAVA has announced a temporary moratorium on the installation of new speed humps and the removal or modification of existing ones within the village, effective immediately.

The measure has been put in place to allow for a comprehensive review of all existing speed humps across the community. The evaluation aims to ensure that each speed hump meets safety standards, is appropriately located, and continues to effectively serve its purpose as a traffic-calming measure.

The assessment will be conducted in coordination with the relevant government agencies as part of AAVA's continuing efforts to improve road safety and traffic management within the village.

While the review is ongoing, all pending requests related to the installation, removal, or modification of speed humps will be placed on hold until the evaluation has been completed and updated guidelines have been established.

The temporary moratorium will provide an opportunity to assess existing traffic-calming measures in a more coordinated and comprehensive manner, to promote safer and more efficient road use for motorists, cyclists, pedestrians, and residents alike.

Residents are encouraged to extend their patience and cooperation during the evaluation period as AAVA works toward implementing measures that support the safety and well-being of the entire community.

AAVA invites applications for the position of Village Manager

The Ayala Alabang Village Association (AAVA) is seeking a highly qualified **Village Manager** to oversee operations, ensure community satisfaction, and uphold the standards of one of the country's premier residential villages.

Responsibilities:

- Monitors the development and maintenance of the systems, policies, and standards for all required activities in the Village
- Oversee daily administrative and operational functions of the village.
- Supervise maintenance of amenities, common areas, and infrastructure.
- Serve as the primary liaison with residents, addressing concerns and promoting community spirit.
- Initiates and recommends to the President and Board of Governors possible revisions/improvements in the existing systems, policies and programs, as the need arises.
- Plan and implement events and initiatives that enhance resident satisfaction.
- Develop budgets, monitor expenditures, and ensure transparent reporting.
- Work with security teams to maintain safety and enforce village policies.

Requirements:

- Bachelor's/College Degree in Business Administration, Engineering, Property Management, Public Administration, Management, or a related field.
- A Master's Degree (MBA, MPA, or other relevant graduate degree) is preferred and will be considered an advantage.
- At least ten (10) years of progressive managerial experience (with preference for an applicant with experience in a senior leadership position) involving multi-department operations, administration, finance, facilities management, security, or community management. Experience in homeowners' associations, property management, local government, military, or other large service-oriented organizations is an advantage.
- Strong supervisory competencies in the areas of organization, team management, and leadership development.
- Superior judgment, decision-making, and conflict-resolution skills.
- Experience in planning, budgeting, financial oversight, and resource management.
- Computer literate and proficient in the use of modern office applications and digital communication platforms.
- Excellent oral and written communication skills.
- Possesses high ethical standards, strong interpersonal skills, and the ability to interact effectively with people at all levels.
- Physically fit and willing to conduct regular field inspections and operational oversight activities.

Interested applicants may send their updated resume to hr@aava.com.ph. Qualified candidates will be contacted for further evaluation.

**NOMINATION AND ELECTION COMMITTEE
AYALA ALABANG VILLAGE ASSOCIATION, INC.**

ANNOUNCEMENT # 2

**ELECTION FOR GOVERNORS AND AUDITOR GENERAL ON JULY 12, 2026
RESTATED 2026 NOMINATION AND ELECTION RULES AND PROCEDURES
CALL FOR RECONFIRMATION OF ACCEPTANCE OF PREVIOUS
NOMINATIONS AND CLOSURE OF NOMINATIONS
OTHER ELECTION MECHANICS**

ELECTION RULES AND PROCEDURES: Further to the announcement of the Nomination and Election Committee (“**NOMELEC**”) of Ayala Alabang Village Association, Inc. (“**AAVA**”) dated June 4, 2026, the Restated 2026 Nomination and Election Rules and Procedures, a copy of which is attached as Annex A, are hereby published and will govern the election for governors and auditor general of AAVA (the “**2026 Elections**”) on July 12, 2026. The Final 2026 Election Calendar is attached as Annex B for reference.

COORDINATION WITH INTERIM BOARD: After further discussions, the 2026 Elections will be conducted by the NOMELEC in coordination with the Interim Board of Governors of AAVA (the “**Interim Board**”). Any pending request for intervention from the Department of Human Settlements and Urban Development (“**DHSUD**”) will no longer be pursued by the Interim Board in the interest of allowing NOMELEC to conduct the 2026 Elections according to its mandate.

CONFIRMATION OF ACCEPTANCE OF PREVIOUS NOMINATION: In light of a previous postponement and a previously announced election date that was aborted, the NOMELEC hereby calls for a reconfirmation of acceptance of previous nominations. Candidates who have previously accepted nominations will receive instructions regarding the process for confirming acceptance of previous nominations.

CLOSURE OF NOMINATIONS: Taking into account the request made in a letter dated May 27, 2026 signed by Messrs. Pedro S. Belleza and Edgardo Sevilla, co-presidents and members of the Interim Board, the NOMELEC declares the nominations as closed, subject only to any objection by any *bona fide* member of AAVA to the closure of nominations that may be submitted in writing no later than June 10, 2026 to the NOMELEC that will rule on the objection. To be entertained by the NOMELEC, objections must include a nomination of qualified candidates and an acceptance of the nomination by the candidate in forms prescribed by the NOMELEC, which are attached as Annex C and Annex D, respectively.

WITHOUT PREJUDICE TO OPPOSITIONS: The call for reconfirmation of previous nominations is without prejudice to any opposition to the candidacy of nominees that may be filed by any *bona fide* member of AAVA by June 15, 2026 upon the publication of the final list of nominees by June 11, 2026, and the resolution of the NOMELEC on any such opposition to the candidacy of nominees by June 20, 2026.

VOTERS LIST: Although the NOMELEC will accept oppositions or objections to voters, the NOMELEC will not publish the voters’ list to protect the privacy of the members of AAVA.

PROXIES: Proxies in the form prescribed by the NOMELEC in accordance with the 2024 Revised Implementing Rules and Regulations (“**2024 IRR**”) of Republic Act No. 9904 (*Magna Carta for Homeowners and Homeowners’ Associations*) (the “**Magna Carta**”), a copy of which is attached as Annex C, will be accepted until June 29, 2026 and will be validated within the period June 29 – July 1, 2026 by the NOMELEC.

ALTERNATE VOTING SYSTEMS: Beyond the acceptance and validation of proxies, the NOMELEC seeks to promote active participation and facilitate submissions and voting. In this regard, with the approval thereof of the Interim Board, the NOMELEC will allow the use of alternative voting systems, or a combination thereof. The mechanics for voting via alternate voting systems will be set forth in the Mechanics for Voting Via Alternate Voting Systems that NOMELEC will adopt and publish.

CANDIDATES' BACKGROUND: To provide the AAVA membership basis for voting, each candidate is required to: (a) respond to a questionnaire regarding their background that the NOMELEC will prescribe; (b) attest to the accuracy of their responses to the questionnaire and all information that each candidate will provide to the NOMELEC; (c) consent to the publication of their answers to the questionnaire; and (d) participate in the candidates' forum on June 27, 2026. In their campaign, the candidates shall observe the regulations regarding election campaign under the Restated 2026 Nomination and Election Rules and Procedures and violations thereof shall be considered ground for disqualification.

CANDIDATES' FORUM: In the Candidates' Forum on June 27, 2026, the candidates will be allowed to introduce themselves and present their plans of action and governance for AAVA. Background information that the candidates will provide, including their answers to the questionnaire, will be posted. In coordination with the candidates, details of the Candidates' Forum will be announced by the NOMELEC in due course.

STATEMENT OF OBJECTIVES: The NOMELEC seeks to conduct "orderly, peaceful and honest" elections without undue interference and according to the powers vested therein under Section 89 of the 2024 IRR, the Magna Carta, the By-Laws of AAVA, as amended, and all applicable laws and administrative regulations.

COMMUNICATIONS: Any questions, concerns or queries regarding the elections may be addressed to the NOMELEC by email at aava.nomelec.2026@gmail.com. The NOMELEC will respond to questions, concerns or queries as they may deem appropriate. Candidates and members of AAVA are discouraged from communicating directly with individual members of the NOMELEC, who in their individual capacities have no authority to speak, act for or bind the NOMELEC.

Dated: June 6, 2026

NOMINATION AND ELECTION COMMITTEE

Maria Pia Caterina M. Manguiat (sgd.)
Member

Alfonso Julian J. Rodriguez (sgd.)
Member

Augustus Caesar Sangco (sgd.)
Member

Albert Vincent Y. Yu Chang (sgd.)
Chairman

With conformity, acceptance and commitment of support:

FOR THE BOARD OF INTERIM GOVERNORS

Pedro Belleza (sgd.)

George Chua (sgd.)

Antonio Ibaviosa (sgd.)

Alfredo M. Mendoza (sgd.)

ANNEX A

RESTATED 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 Restated 2026 Nomination and Election Rules and Procedures (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 and supersedes all prior rules and procedures regarding the election for governor and auditor general.

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

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

¹ A duly authorized representative of a corporation or partnership must be duly designated by the governing body of the corporation or the partners, as shown by competent proof, such as a board resolution, a secretary’s certificate or a partners’ certificate, as may be reasonably required by NOMELEC.

² Where the satisfaction of a requirement is put in question, the NOMELEC is empowered to require the production of competent evidence of the satisfaction of the requirement.

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. Within the schedule prescribed by the NOMELEC, 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 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 the 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 AND QUESTIONNAIRE

1. The nominee shall submit his/her written confirmation or reconfirmation 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 or reconfirmation of nomination and 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, and a questionnaire for the candidate.

2. The Acceptance Form will be accepted by the NOMELEC only if duly signed, and with the questionnaire duly filled out and signed, by the candidate. Any misrepresentation by a candidate in the Acceptance Form and the questionnaire will be deemed a violation of these Rules, and any material violation by a candidate of these Rules, as determined by the NOMELEC upon notice and hearing, will be a ground to disqualify the candidate from being proclaimed as a winner and from assuming office.
3. If no written confirmation or reconfirmation of acceptance by the nominee, as may be required by the NOMELEC, is received by the NOMELEC according to these Rules on or before the date thereby prescribed and published, the nominee shall be deemed to have declined and cannot subsequently accept his/her nomination.
4. For the avoidance of doubt, the receipt by the Association of the written confirmation or reconfirmation of acceptance, as may be required by the NOMELEC, 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:
 - . 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,
 - . 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.

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;
VOTING VIA ALTERNATE VOTING SYSTEMS**

1. Attendance via video conferencing (e.g., Zoom, Google Meet, Microsoft Teams) shall be allowed for the special membership meeting and special 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.
6. Subject to the approval thereof by the Interim Board of Governors of AAVA, the NOMELEC shall allow the use of alternate voting systems according to Mechanics for Voting Via Alternate Voting Systems that the NOMELEC may prescribe prior to the date for the scheduled elections.

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.
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, 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:

Maria Pia Caterina M. Manguiat <i>Member</i>	Alfonso Julian J. Rodriguez <i>Member</i>
Augustus Caesar Sangco <i>Member</i>	Albert Vincent Y. Yu Chang <i>Chairman</i>

June 6, 2026

ANNEX B

FINAL 2026 ELECTION CALENDAR

(as of June 6, 2026)

Activity	Timeline
Announcement of Rescheduled Election Date	June 4, 2026
Publication of Restated 2026 Nomination and Election Rules and Procedures	June 6, 2026
Call for reconfirmation of acceptance of previous nominations, and objections to closure of nominations.	June 6, 2026
Release of letter to previously nominated candidates.	
Deadline for (i) submission of reconfirmation of acceptance of previous nominations, and (ii) objections to closure of nominations.	June 10, 2026
Publication of list of nominees and call for opposition to candidacy of nominees.	June 11, 2026
Deadline for filing opposition to the candidacy of nominees.	June 15, 2026
Resolution of opposition to candidacy of nominees.	June 20, 2026
Issuance of final list of candidates for governors and auditor general.	June 22, 2026
Confirmation of list of voters.	June 22, 2026
Start of campaign period.	June 22, 2026
Candidates' Forum.	June 27, 2026
Deadline for submission of proxies.	June 29, 2026
Validation of proxies.	June 29 – July 1, 2026
Notice of Election.	July 3, 2026
Distribution of election ballots.	July 6 to 10, 2026
End of campaign period.	July 10, 2026
Special Meeting of Members and Election, and opening of ballots/canvassing/proclamation.	July 12, 2026

ANNEX C

NOMINATION FORM



2026 Annual General Membership Meeting and Election

NOMINATION FORM

Nominations and Elections Committee (NOMELEC)
Ayala Alabang Village Association
Narra St., Ayala Alabang Village, Muntinlupa City

Date

Ladies/Gentlemen:

In connection with the election for the Board of Governors and Auditor General of Ayala Alabang Village Association, which will be held on Sunday, April 12, 2026, I hereby nominate:

Mr./Ms. _____ residing at _____ as Governor for District _____ and
Mr./Ms. _____ residing at _____ as Auditor General.

"Any regular member may nominate himself/herself or another regular member as a candidate for district governor or auditor general." (2026 Nomination and Election Rules and Procedures)

FOR VALIDATION PURPOSES. TO BE FILLED IN BY AAVA.

CERD/FINANCE



without arrears



with arrears

PCRC/ARCHITECTURAL



without DoR violations



with DoR violations

VALIDATED BY

DATE

VALIDATED BY

DATE

Very truly yours,

Name and Signature of Member

Address

PF No. 2026 - _____



PROXY FORM

I, the undersigned member of Ayala Alabang Village Association (AAVA), do hereby nominate, constitute and appoint _____, or in case of the non-attendance of the aforementioned proxy, _____, as my proxy to attend and vote in any and all regular or special meetings of the members of AAVA, and specifically, to vote in the elections that will be conducted at the annual general membership meeting of AAVA (AGMM) in 2026, and any adjournment thereof, as fully to all intents and purposes as I might do if present and acting in person.

This proxy shall be valid and effective for a period of three (3) years (from the date hereof) for purposes of quorum and for a period of one (1) year (from the date hereof) for purposes of voting, unless earlier revoked by the undersigned member upon written notice to AAVA.

IN WITNESS WHEREOF, this proxy is executed and signed this ____ day of _____ 2026 at _____.

Signed in the presence of

Signature over printed name of witness

Signature over Printed Name of Member

Address:

Telephone and Email Address:

FOR VALIDATION PURPOSES. TO BE FILLED IN BY AAVA.

CERD/FINANCE



without arrears



with arrears

PCRC/ARCHITECTURAL



without DoR violations



with DoR violations

VALIDATED BY

DATE

VALIDATED BY

DATE

Proxy's Address of Proxy:

Proxy's Telephone and Email Address:

Please attach a scanned copy of your and your proxy's valid ID (both with photo, residential address and signature), and the acknowledgment of a duly commissioned notary public, and the certificate of authentication (or any equivalent) or the certified apostille (if executed outside the Philippines).

ANNEX D

ACCEPTANCE FORM

Date:

To: Nomination and Election Committee
 Ayala Alabang Village Association, Inc.

ACCEPTANCE OF NOMINATION

I hereby: (a) accept or confirm my acceptance of my nomination as a candidate for the position of _____; (b) agree to (i) strictly abide by, adhere to and defend the Restated 2026 Nomination and Election Rules and Procedure, Republic Act No. 9904 (*Magna Carta for Homeowners and Homeowners’ Associations*) (the “**Magna Carta**”), the 2024 Revised Implementing Rules and Regulations of the Magna Carta, the Bylaws of AAVA, and all applicable laws of the Republic of the Philippines (the “Applicable Rules and Regulations”), (ii) provide to the NOMELEC any and all information and documents, as may be required by the NOMELEC, including answers to questionnaires that the NOMELEC may prescribe (the “Questionnaire”), that I hereby represent and warrant to be truthful, complete and updated, and (iii) not advocate violence or unlawful means in relation to the elections, or not violate or disregard Applicable Rules and Regulations; (c) agree, accept and acknowledge that any material breach or violation by me of any of the Applicable Rules and Regulations and the representations and warranties made herein may be considered disruptive of, and render impossible, the holding of a free, orderly and honest elections impossible, and a ground for disqualification from the position that I am nominated for; and (d) consent and grant authority to the sharing, processing, disclosure and publication by the NOMELEC or AAVA of all personal information, and all communications and correspondence with the NOMELEC or any member thereof, or from you, and all proceedings, including but not limited my answers to the Questionnaire, relating to my candidacy and this election.

(signature above printed name)

Date

AAVGAI welcomes summer with nature and art

By Imelda Lopez-Santos

President of Ayala Alabang Villagers Garden Association Inc. (AAVGAI)

After long months of rain, the Ayala Alabang Villagers Garden Association Inc. (AAVGAI) members officially welcomed the summer season with an exciting educational field trip.

Sponsored by the Magnificent 7 Board of Trustees, the group headed to the Quezon City Circle for the vibrant *Halaman & Sining Garden Show*. Members were treated to a stunning display of rare cacti and succulents. They also enjoyed hands-on learning sessions on growing and propagating these unique plants. Everyone happily boarded the tourist bus carrying many newly purchased rare plants.

The inspiration continued over a Korean lunch at a beautifully decorated and artsy venue framed by lush climbing plants, located beside the group's final stop: the Art in Island Museum. Inside, everyone was amazed by the immersive light-and-sound shows and interactive 3D paintings. Through the magic of art and technology, members were transported from the deep underwater world of whales to safaris filled with giraffes, and even took a "mini-tour" of Rome and the cherry blossoms of Japan.

To the members of the Magnificent Board—Queenie Mills, Liza Alfelor, Lily Agamata, Greta Lauron, Norma Brizuela, Mardy Aguilar, and Mel Santos—thank you so much for a truly wonderful and unforgettable experience of learning and bonding. Until next time!





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DONATE BLOOD

June 20, 2026 | 8:00 AM to 3:00 PM
BAA Community Center - Hall A
Madrigal Avenue, Ayala Alabang Village

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- Helps cancer patients needing transfusions
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- Can help maintain healthy iron levels
- Strengthens community health systems
- (e.g., World Health Organization and Philippine Red Cross efforts)



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Father's Day

LUNCH BUFFET

June 21 | 12:00NN – 3:00PM

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Starts at Php 2,449 net

Includes unlimited beverages, live entertainment, and a complimentary glass of beer for all dads.



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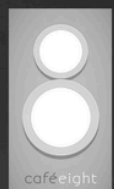
<https://bit.ly/qfathersdaybuffet>

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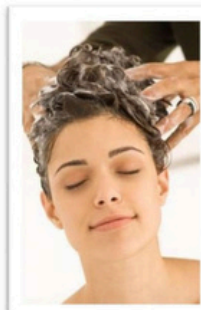
- | | |
|-------------------|-------------|
| • Underarm | P450 |
| • Upper Lip | P450 |
| • Eyebrow | P450 |
| • Half Arm | P550 |
| • Full Arm | P750 |
| • Half Legs | P550 |
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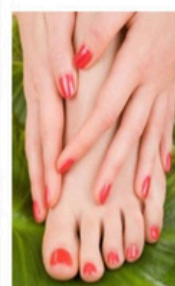
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BF HOMES, PORTO HS, TS CRUZ, 4SALE 1) BF Manresa Hse LA-305sqm 2) BF Hse b/n LA-204sqm FA-210sqm, 3) BF Lot- 565sqm 4) BF Hses 280sqm & 400sqm P19Mn- P45Mn 5) Porto Hts Sale & Rent 6) TSCruz lots 240/300/400sqm Toto-09171048913

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PALMS POINTE LOT FS, 325 sqm lot P170,000/sqm P55,250,000. Xenia Estrella, REB Reg #0007535; 0917 515-0828 <https://photos.app.goo.gl/h3wpS9Wx9V3Bwb3L9>

BF HOMES INT'L H&L FS, 183 Pablo Roman St, Lot Area 203 sqm, Floor Area 255 sqm, 4Br, powder rm, 3 toilet & bath. P18,300,000.00. Xenia Estrella, REB Reg #0007535; 0917 515-0828; <https://photos.app.goo.gl/M6TKDfzHoy4QTAf8>

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



Main Showroom

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

Alabang Showroom

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

Facebook: @Fabricfield

Instagram: @fabricfieldph

Website: www.fabricfield.ph

ENTOM
PEST CONTROL

SERVICES OFFERED:

- General Pest Control
- Comprehensive Termite Control
- Disinfection
- Fumigation

CONTACT US!



0917 827 7139
(02) 8809 1666



@entompestcontrol

Up to 2-Year Warranty, No Added Costs!

Say Goodbye to Termites!

Regular visits
until eliminated

We handle the
scheduling

Complete termite
eradication

SCAN ME!



CERTIFIED

ISO 9001:2015

ISO 14001:2015

Licensed by FDA

CCHUHSRR-NCR-
PCO-01-ERFR-561514



RESIDENTIAL | COMMERCIAL | INDUSTRIAL



SOLARIC GRID-TIE SYSTEMS



6.30kWp BASIC PACKAGE

MONTHLY OUTPUT: **~604kWh** SAVINGS: **₱7,257**

10 JA 630W SOLAR PANELS
THINKPOWER 5KW INVERTER

FOR BILLS BELOW ₱10,000

STARTS AT **PHP 246,400**



10.71kWp STANDARD PACKAGE

MONTHLY OUTPUT: **~1,028kWh** SAVINGS: **₱12,337**

17 JA 630W SOLAR PANELS
THINKPOWER 10KW INVERTER

FOR BILLS BELOW ₱15,000

STARTS AT **PHP 419,200**



13.86kWp PREMIUM PACKAGE

MONTHLY OUTPUT: **~1,330kWh** SAVINGS: **₱15,996**

22 JA 630W SOLAR PANELS
THINKPOWER 10KW INVERTER

FOR BILLS BELOW ₱25,000

STARTS AT **PHP 524,900**



20.79kWp MEGA PACKAGE

MONTHLY OUTPUT: **~1,995kWh** SAVINGS: **₱23,950**

33 JA 630W SOLAR PANELS
THINKPOWER 5KW & 10KW INVERTERS

FOR BILLS ABOVE ₱25,000

STARTS AT **PHP 835,300**

PRICES LISTED INCLUDE SUPPLY & INSTALLATION FOR GI SHEET ROOFS ONLY, WITHIN METRO MANILA. DOES NOT INCLUDE NET METERING REQUIREMENTS.

ESTIMATED OUTPUT BASED ON 4 PEAK SUN HOURS, 80% EFFICIENCY, ₱12/KWH RATE

INCLUDES



JA SOLAR 630W
SOLAR PANELS



THINKPOWER
INVERTER



MOUNTING
SYSTEM



SUPPLY &
INSTALLATION

NET METERING OPTIONS

ALL CITIES WITHIN METRO MANILA: ₱25,000 | MAKATI CITY & MANILA CITY: ₱50,000

ADDITIONAL REQUIREMENTS:



SOLAR DISCONNECT



SERVICE DISCONNECT



RAPID SHUTDOWN
DEVICE



EMERGENCY PUSH
BUTTON

GLOBE: 0917.860.3141 | 0927.347.8543 | 0945.349.6113
SMART: 0930.034.9539 | 0963.021.3502 | 0908.377.5577
info@solaric.com.ph | www.solaric.com.ph



TYPE J TILES

Curve-shaped tiles

TYPE F TILES

Flat-shaped tiles



ACE エース

Dimensions: 305 x 305 mm
Coverage: 235 x 265 mm
Weight: 2.70 kg



SMART スマート

Dimensions: 356 x 347 mm
Coverage: 280 x 306 mm
Weight: 3.66 kg



TYPE I タイプワン

Dimensions: 352 x 344 mm
Coverage: 280 x 306 mm
Weight: 3.65 kg



TYPE III タイプスリー

Dimensions: 352 x 344 mm
Coverage: 280 x 306 mm
Weight: 3.65 kg

BRANCHES

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