



AYALA ALABANG
VILLAGE ASSOCIATION

AAVA NEWS

VILLAGE UPDATES, ALL IN ONE PLACE



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AAVA reports 2025 accomplishments and operational highlights

In 2025, AAVA continued to strengthen the quality of life within the village through sustained improvements in essential services and operations. Guided by the outgoing Board of Governors, led by President Bobby Santiago, the Association focused on safety, efficiency, and responsible governance, delivering practical results across key areas including security, infrastructure, maintenance, regulatory enforcement, and community services.

Strengthening security and community safety

AAVA Security continues to implement Oplan Katok Bulabog, an initiative launched in 2024 in coordination with Barangay Ayala Alabang and the Philippine National Police PCP5. The campaign is designed to regulate tenancy and ensure that only authorized individuals reside within the Village.

From January to December 2025, access control enforcement and community-related concerns remained central to security operations. The most frequently recorded incidents included banned entry, noise disturbances, and various resident complaints.

Security operations also focused heavily on traffic management and immediate response support. In 2025, recorded reports included vehicle accidents, requests for security assistance, water interruptions, theft/robbery cases, vehicle damage, and fire incidents.

(story continued to page 3)

A quiet legacy of care and trust

As President Bobby Santiago's tenure comes to a close, residents may best feel the impact of his leadership in the kind of service they receive every day. The responsiveness, professionalism, and care shown by the AAVA team are rooted in a workplace culture that supports and trusts people to do their work well.

This kind of service did not happen by chance. It was shaped by both the systems put in place and the way people were led. During his term, key initiatives were carried out with the full support of the Board, including the asphaltting of Madrigal Road, the repair of two tree chippers, the systematic maintenance of AAVA vehicles, and the introduction of composting efforts that turn waste into usable fertilizer. Behind these efforts was a steady intent to improve the way the Association serves the community.

Beyond these initiatives, it is the culture he helped shape that stands out—a workplace where employees feel at ease, valued, and respected. His leadership was not loud or self-promoting, but steady and thoughtful, felt most in the way he trusted his people.

Under his leadership, employees were seen not only for their roles, but as individuals with their own stories, strengths, and potential. Many experienced his guidance as one would with an encouraging father—someone who takes the time to coach, share wisdom, and offer support, while also stepping in to correct when needed.

This same approach is extended to how the organization supports its people. Efforts to standardize employee salaries and benefits helped create a more stable and equitable work environment, one where people feel secure and motivated to do their best.

All of these come together in the everyday experience at AAVA. There is trust, mentorship, and a space to grow both professionally and personally. As AAVA bids farewell to President Bobby, we do so with sincere gratitude for a leadership that placed equal importance on people and purpose.



AAVA reports 2025 accomplishments and operational highlights *(continued from page 1)*

Meanwhile, the traffic monitoring team recorded a total of 7,237 violations from January to December 2025, representing a 13% decrease from the previous year. The most common violations were disregarding traffic signs and rules, and illegal parking.

Capital projects completed

In 2025, AAVA completed a total of 16 capital projects aimed at strengthening community infrastructure and enhancing shared spaces, alongside the commencement of the AAVA Health Complex in March 2025.

Key works included the rehabilitation of perimeter walls along Tamarind, Buri, Pili, and Batangas East, as well as the restoration of creek walls along Guava and Madrigal. Road rehabilitation was likewise carried out in Samar, Panay, and Palawan to improve mobility within the village.

Community facilities were also upgraded. The Saturday Market venue saw the installation of roofing over its dining area, along with the construction of a new comfort room. Meanwhile, the bamboo fence at the San Juanico Pool was rehabilitated to ensure safety and preserve the area's character.

Complementing these major projects were essential minor repairs, including the Acacia Gate restoration and drainage line rerouting along Ipil-ipil and Apitong.

Upkeep and maintenance works

Maintenance operations were carried out year-round to ensure that the village remains clean, safe, and well-maintained for all residents.

Key activities included the repainting of traffic signs and guardhouses, the installation of additional speed humps, the declogging of drainage systems, and road rehabilitation works. Tree maintenance was also sustained, with the chipping of cut branches from outside residential properties.

Significant drainage repairs were undertaken from June to December 2025, covering 199 damaged drainage boxes, 29 drainage inlets, 94 drainage covers. In the same period, 75 road restoration works were completed between April and November. Improvements were likewise carried out in Pili Park and Tamarind Cove Park to enhance community spaces.





In 2025, the Waste Management Department undertook the clearing of the Dingalan open space, which involved the hauling and disposal of hundreds of tons of accumulated cut tree branches and logs. The project began on June 4 and was completed on June 17, helping restore the area and address long-standing stockpiles of garden waste.

Building on this effort, AAVA launched a natural composting project in Dingalan in October 2025 as part of its garden waste reduction program. Through this initiative, large volumes of dried leaves and other garden waste are now being collected and processed into compost, supporting a more sustainable and environmentally responsible approach to waste management within the community.

Upholding Construction Standards

The Architectural Section continues to reinforce the Association's rules to ensure that all construction within the village remains safe, orderly, and compliant with established standards.

In 2025, the Property Construction and Regulatory Control monitored a total of 376 active construction projects across the village. These included 114 new constructions, 58 major renovations, 78 minor renovations, and 126 minor repairs, reflecting the continued growth and improvement of homes within the community.

The department also recorded 2,575 houses without Deed of Restriction violations, while 2,048 properties had either major or minor violations. In addition, there were 569 vacant lots, and 10 completed houses documented during the year.

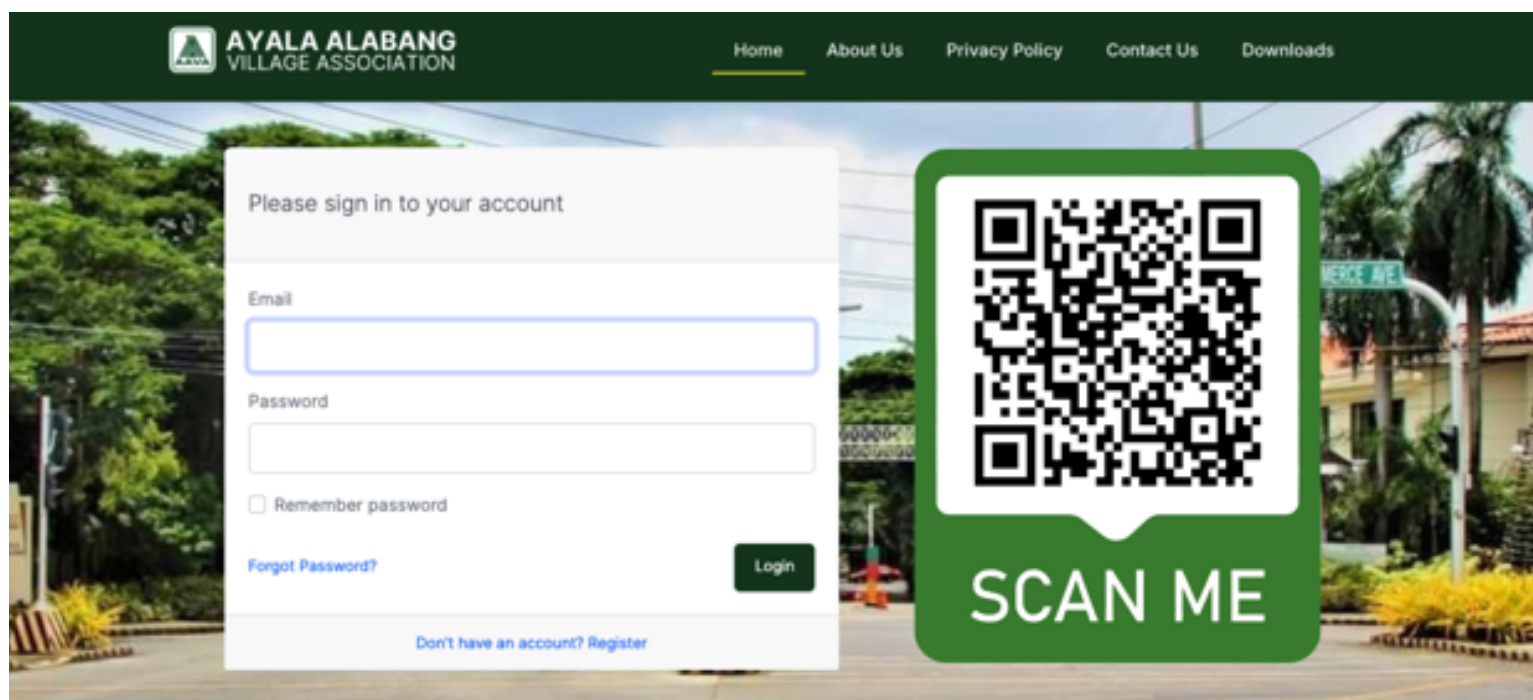
To maintain standards, AAVA strengthened the implementation of the Deed of Restrictions and Construction Rules and Regulations. Enforcement efforts resulted in 84 contractors being penalized for working without approved plans or engaging in unauthorized activities. The department also recorded 20 houses with corrected violations, while 217 job sites were issued construction violation tickets.



Keeping the Community Moving

In 2025, AAVA issued a total of 34,811 vehicle stickers. Of these, 19,911 were issued to resident homeowners, 2,773 to resident tenants, 2,724 to visitors, 1,591 stickers for schools, 167 home service stickers, and 7,645 RFID tags.

The year also saw continued movement within the community. A total of 233 tenants moved into the village, including 153 local residents and 80 foreign nationals. During the same period, 260 tenants moved out, the majority of whom were foreign nationals. There were also 58 households that transferred to another home within the village.



AAVA Portal: Bringing Services Closer to Residents

As part of its push to improve convenience and efficiency, AAVA introduced the AAVA Portal (portal.aava.com.ph), a centralized online platform developed by the MIS Department. Designed as a one-stop digital hub, the portal allows residents to access key services anytime, reducing the need for paperwork and in-person transactions.

The platform reflects AAVA's commitment to modernizing community services while making everyday processes simpler and more accessible for residents and their families.

Through the portal, members and their dependents can easily create accounts to begin using available services. One of its most widely used features is the online application for vehicle stickers and RFID, which provides a more convenient and streamlined process for residents.

The system also allows for easier reservation of village facilities, including the San Juanico tennis courts and the Cuenca basketball court, making it more convenient for residents to plan recreational activities.

AAVA holds town hall meetings ahead of the ratification vote

The Ayala Alabang Village Association (AAVA) successfully conducted two town hall meetings in preparation for the ratification of the proposed amendments to its Articles of Incorporation, By-Laws, and Deed of Restrictions.

The first session was held on April 25, followed by a second on April 30. Both meetings were made accessible to a wider audience through live streaming via Zoom and the AAVA Cares Facebook Page.

Key AAVA officials and committee members were present to provide insights and address residents' questions. Including outgoing President Bobby Santiago and members of the By-Laws Revision Committee—Atty. Gelacio Mamaril, Michael Tensuan, and Antonio Laurel. The discussions were moderated by Atty. Joane Cañete.

The sessions aimed to give residents a clearer understanding of the proposed amendments ahead of the upcoming AGMM, where the ratification vote will take place.

Digital copies of the proposed amendments can be accessed online at <https://aava.com.ph/2026-agmm/>.

Meanwhile, printed copies of the proposed amendments, the 2025 Financial Statements, and the 2026 AGMM Member's Booklet, along with the official ballot for ratification, began distribution to member households on May 6.

Residents are encouraged to review the materials and participate in the voting process.



AAVA rolls out vehicle sticker processing for lessees



The Ayala Alabang Village Association (AAVA) has officially opened the second phase of its 2026 vehicle sticker program, with processing for resident lessees now underway as of May 4.

Eligible residents are encouraged to complete their applications online through the AAVA portal (portal.aava.com.ph), offering a more efficient and convenient way to register vehicles and manage requirements.

Getting started (for first-time users):

- Click “Register” to create an account
- Verify your email address
- Wait for the account approval confirmation from AAVA

Application and payment process:

- Log in using your registered email and password
- Go to the “Vehicle” section to add your vehicle details
- Navigate to the “Sticker Application” tab and select the vehicle to register
- Upload the required documents for each vehicle
- Track your application status under “Transactions”
- Regularly check your Order Summary (S-102)
- Once your S-102 is complete and verified, proceed with payment using your preferred option
- Upload a screenshot of your proof of payment

Sticker installation:

- Schedule your installation appointment online
- Bring your vehicle to the AAVA Office on your confirmed date

While online applications are strongly encouraged, in-person submissions are still accepted at the AAVA Office. Applicants must bring standard requirements, including a copy of the vehicle’s Official Receipt (OR), Certificate of Registration (CR), and a valid government-issued ID.

The rollout for other vehicle sticker categories will follow in the coming months:

- Schools – June 15
- Visitors – July 20

For inquiries or assistance, residents may contact the AAVA Office at 8809-2282 or 8983-3936, via Viber at 0967-0456670, or through email at vticker@aava.com.ph.



REPUBLIC OF THE PHILIPPINES
Department of Human Settlements and Urban Development
Kagawaran ng Pananahang Pantao at Pagpapaligid ng Kalansuran



**IN RE: APPOINTMENT OF THE INTERIM
BOARD OF THE AYALA ALABANG
VILLAGE ASSOCIATION INC. LOCATED
IN THE CITY OF MUNTINLUPA**

AIB-NCR-HOACDD-2026-073

X-----X

ORDER

Pursuant to Section 95 of the 2024 Revised Implementing Rules and Regulations of Republic Act No. 9904 (Department Circular 2024-018, Series of 2024), in relation with Section 5 of the Guidelines in the Appointment of the Interim Board of Directors/ Trustees or the Election Committee of Homeowners Associations by the DHSUD Regional Offices (Memorandum Circular No. 2025-003, Series of 2025), this Office hereby notifies the Ayala Abang Village Association Inc. regarding the selection and appointment of the Interim Board of the Association on the ground of the presence of hold-over of the Board of Directors/Trustees.

The Interim Board shall have the following duties and responsibilities as provided in Section 8 of Memorandum Circular no. 2025-003, Series of 2025.

- a. The Interim Board shall perform the functions of the Board of Directors/Trustees, and ensure the continuous operation of the association until their successors are duly qualified and elected;
- b. Within thirty (30) days from their appointment, the Interim Board shall call for an election, conduct a general assembly and therein elect the members of the Election Committee, unless the association has an existing Election Committee from a previous election whose term of office has not expired or constituted/elected for succeeding election; and
- c. Turn-over all association records, books, funds, properties, and other assets to the newly elected directors/trustees and/or officers within fifteen (15) days from assumption of office on the elected Board.



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5th Floor DHSUD Building, Kalayaan Avenue corner Mayaman Street, Diliman, Quezon City
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REPUBLIC OF THE PHILIPPINES
Department of Human Settlements and Urban Development
Kagawaran ng Panataganang Pantao at Pagpapaligid ng Kalusuran



Accordingly, this Office hereby designates the NCR-HOACDD personnel, namely, **MA. LEAH L. SALVATIERRA** and **VICTORIA J. IGNACIO** as the authorized representatives to facilitate the selection and appointment of the said interim Board.

Further, the said representatives, with the assistance of the Association, are hereby ordered to ensure the dissemination and/or posting of the Notice of General Assembly, along with the list of members as hereto attached, at conspicuous places within the subdivision and in the official social media account of the association, if any.

SO ORDERED.

Issued on 21 APR 2026 at Quezon City

ENGR. SURITA J. PEDROZO 
Regional Director



DHSUD Regional Office National Capital Region
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REPUBLIC OF THE PHILIPPINES
Department of Human Settlements and Urban Development
Kagawaran ng Pananahang Pantao at Pagpapalad ng Kalusuran



12 1 APR 2026

NOTICE OF GENERAL ASSEMBLY

Dear Association Members:

Pursuant to Section 95 of the 2024 Revised Implementing Rules and Regulations of Republic Act No. 9904, we would like to invite all members in good standing **AYALA ALABANG VILLAGE ASSOCIATION INC.** to a General Assembly for the purpose of selecting five (5) members who will serve as the interim Board of Directors/Trustees, following the presence of hold-over.

Meeting Details:

Date : MAY 09, 2026
Time : 10:00 A.M
Venue : Ayala Alabang Village Association Inc.

Agenda:

1. Call to Order
2. Statement of Purpose and Meeting Overview
3. Call for Nomination and Volunteers
4. Selection of Interim Board of Directors/Trustees
5. Adjournment

Your participation in this General Assembly is highly encouraged, as the appointment of an interim Board is essential for the effective governance of the association. Non-attendance shall be construed as a waiver of your right to participate in the proceedings.

Should you have any questions or further information, please contact the Homeowners Association and Community Development Division of DHSUD – National Capital Region through hoacdd.ncr@dhsud.gov.ph or 09569025939.

We look forward to your participation.

Thank you.

Very truly yours,

ENGR. SURITA J. PEDROZO
Regional Director



DHSUD Regional Office National Capital Region
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COPA PRESIDENT'S REPORT FOR 2025

DELIVERED BY PRES. MAR AGUAS AT COPA'S ANNUAL GENERAL MEETING
APRIL 25, 2026

ST. JAMES CHURCH OF THE POOR APOSTOLATE (COPA) FOUNDATION, INC., is a 27-year old parish-based foundation whose primary objective is to serve as the outreach arm of the St. James the Great Parish. Through the generosity of its benefactors from Ayala Alabang Village, SJ COPA was able to raise a total of P 18.82 Million for the year 2025. COPA has three (3) main thrusts:

1. ADOPT-A-PARISH PROGRAM
2. SOCIAL ACTION MINISTRY
3. EMERGENCY ASSISTANCE PROGRAM

The **Adopt-A-Parish Program (ADAP)** is the main program and in 2025 we disbursed an actual total of P 12.38 Million to 309 poor parishes in 51 dioceses. Our assistance was used for the formation of lay leaders, development of basic ecclesial communities and catechetical programs.

The **Social Action Ministry (SAM)** has been working among the marginalized and disadvantaged of Muntinlupa.. Its volunteers are primarily residents from Ayala Alabang. In 2025, the amount of P1.8 million went to the following:

Elsie Gaches Village – COPA supports a team of volunteers who engage a selected group of boys and girls separately, to develop skills which would allow them to be self-sustaining as they grow older.

Marillac Hills – COPA volunteers visit regularly to help in the rehabilitation and social development of female juvenile victims of rape and other traumatic events.

Haven for Children – COPA conducted a sports program for its residents who are at-risk youth.

Prison Ministry – COPA provided Christmas and New Year Noche Buena as well as meals during Prison Awareness Week for 1,100 Persons Deprived of Liberty.

Hospice Ministry – COPA provided hospice care to 13 terminally ill indigents of Muntinlupa.

Daughters of Virgin Mary Immaculate (DVMI)– COPA supported their outreach and medical missions to indigents in their vicinity.

Aside from these programs, COPA also supported the Parish's Adopt-a-Family Program by giving P1,000 Christmas gift certificates to each of the 159 street cleaners and other village workers. COPA also made donations to Casa Miani San Jose, SOS Children's Village and AJ Kalinga Foundation's Paghilom Program aimed at rebuilding the lives of victims of EJK, and their families.

Thankfully, in 2025, there were no major calamities that our Emergency Assistance Ministry had to attend to.

During the Parish Fiesta in July, we invited mission partner priests of COPA's adopted parishes as Mass Presiders and as sharers during the Novena Masses, affording our parishioners a glimpse into the work of poor parishes.

One of our major fund raising events is the COPA Concert. Last year, the concert was held on October 11 at the Sylvia P. Lina Theater in La Salle Zobel School with a theme of "Journeying Together," featuring Ms. Gigi De Lana with the Manila Philharmonic Orchestra. The concert was also a celebration of our Parish's 35th anniversary.

Faith in Motion: Ayala Alabang Hosts Landmark Community Way of the Cross

AYALA ALABANG, Muntinlupa City — Last April 1, 2026, Holy Wednesday, the Parish of St. James the Great, in partnership with the De La Salle Santiago Zobel School, organized a large-scale Community Way of the Cross, marking a first for the Ayala Alabang community.

The initiative drew together about 500 participants from a broad cross-section of the community—local schools, businesses, parish groups, and residents, transforming neighborhood streets into a venue for prayer and reflection.

Partners from the community contributed logistical and on-ground support—from hydration stations and shared snacks, to medical and security services—helping sustain the procession along the way.

A defining feature of the event was the strong presence of the youth. With the active support of the parish's youth arm, the Commission on Youth, the procession saw one of the largest turnouts of young participants in recent memory. Their visible engagement infused the solemn observance with renewed energy, as they joined the wider community in a reflective journey.

This effort was mounted in cooperation with the Ayala Alabang Village Association, Barangay Ayala Alabang, Sangguniang Kabataan, St. James Renewal Movement Youth Apostolate, Maria Montessori School of Alabang, Alabang Country Club, and the Philippine Red Cross.





A vibrant advertisement for a tennis tournament. At the top center is a logo for 'MTE' (Municipal Tennis Event) with 'CLASSIFIED' below it. The background features three tennis players in action, splashing paint in blue, orange, and green. The text 'TENNIS TOURNAMENT' is written in large, bold, white letters with a black outline, followed by 'SLOTS NOW OPEN!' in a similar style. Below this, the dates 'May 23 - 24 | May 30 - 31' are displayed. The registration fee is listed as 'Registration Fee: Doubles: 1,780 / Player | Men's Singles: 2,650 / Player' with a '20% discount for Ayala Alabang Residents'. A location pin icon points to 'San Juanico Tennis Court, Ayala Alabang'. At the bottom, there is a row of logos for sponsors including Palawan, Dunlop, Icon Golf & Sports, We Develop Champions, Palawan Credit, PalawanPay, Universal Tennis, We Are We, Palawan Gold, and Big Guys.

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NOTICE

Please be advised that the Tennis Court will be closed on the following dates:

- **May 23 – 24, 2026**
- **May 30 – 31, 2026**

This is in view of the Tennis Tournament to be held at the San Juanico Tennis Court.

We appreciate your understanding and cooperation.

Thank you.



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MANAGING DIRECTOR
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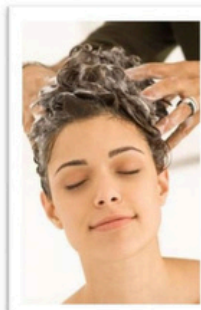
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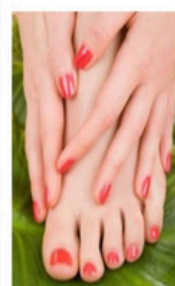
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AAVA NEWS 2026 OFFICIAL PUBLICATION CALENDAR

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

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PHP 419,200

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22 JA 630W SOLAR PANELS
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PHP 524,900

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MEGA PACKAGE



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SAVINGS: P23,950

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CAMBRIDGE

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Weight: 1.66 kg



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