

2026 ANNUAL REPORT

The Neighborhoods at Anvaya Cove Homeowner's Association Inc.

PROPERTY PROFILE

The NHOAI remains the largest residential area in Anvaya Cove covering **Fifteen (15) neighborhoods** namely:

1. Cliffside
2. Mango Grove
3. Horizon Point
4. Woodpark
5. Bamboo Grove
6. Narra Grove
7. Vistas at Mango Grove
8. Woodridge Hills
9. Parkway Vistas
10. Fairway Crest
11. South Coast
12. South Grove
13. Brookside
14. Hillside
15. Seaside Point

As of now, the Association manages **57.3 hectares of common areas and 80.5 hectares of saleable areas**, all managed by Ayala Property Management Corporation (APMC) with the assistance of its service providers.

NHOAI BOARD OF TRUSTEES

- **President:** Jose Maria Cardenas
- **Vice-President:** Victor Samson Jr.
- **Secretary:** Israel Silud
- **Treasurer:** Israel Basilio
- **Trustee:** Alberto Mariano Ablang

SERVICE PROVIDERS

Property Management:
Ayala Property Management Corp.

Administrative and Engineering Staff:
LSERV Corp.

Security Services:
United Megaforce Security Services Inc.

Grounds Maintenance Services:
Fieldmen Janitorial Services Corp.

Internet and Telecommunication:
Globe Telecom



NHOA Property Management Team



Utilities (Water):
Manila Water Philippine Ventures Inc.

Utilities (Power):
Anvaya Cove Power Redistribution

Independent External Auditor:
Ramon F. Garcia & Company, CPAs

COMMITTEES

a. Operations Committee

- Mr. Victor Samson Jr. - Chairman
- Engr. Arnold Duay – Member
- Mr. Jose Maria Cardenas – Member
- Engr. Teodoro Crisostomo – Member
- Ar. Josefino Lucas – Member

b. Audit Committee

- Ms. Maria Milagros De La Fuente - Chairman
- Mr. Harry Tang – Member
- Engr. Arnold Duay – Member

c. Finance Committee

- Mr. Israel Basilio - Chairman
- Ms. Maria Milagros De La Fuente – Member
- Mr. Mitchell Gault – Member

d. Utilities and Developer Concerns Committee

- Mr. Jose Maria Cardenas - Chairman
- Engr. Arnold Duay - Member
- Engr. Teodoro Crisostomo – Member
- Mr. Victor Samson Jr. – Member
- Mr. Israel Basilio – Member
- Mr. Israel Silud – Member
- Dr. Alberto Ablang – Member

e. Environmental Committee

- Ms. Maria Milagros De La Fuente - Chairman
- Mr. Israel Basilio – Member
- Mr. Harry Tang – Member
- Ms. Evangeline Blashill – Member

f. Socio-Cultural Affairs Committee

- Ms. Evangeline Blashill - Chairman
- Mr. Harry Tang – Member
- Ms. Maria Milagros De La Fuente – Member
- Ms. Mary Nechris Lucas – Member
- Mr. Israel Silud – Member

g. Technical Construction and Design Committee

- Engr. Teodoro Crisostomo - Chairman
- Ar. Josefina Lucas – Member
- Engr. Arnold Duay – Member

h. Grievance and Adjudication Committee

- Ms. Margarita Reyes - Chairman
- Engr. Arnold Duay – Member
- Ms. Evelyn Limlingan – Member

i. Security Committee

- Mr. Victor Samson Jr. - Chairman
- Ms. Maria Milagros De La Fuente – Member
- Mr. Jose Maria Cardenas – Member
- Mr. Reynaldo Yap – Member
- Ms. Ma. Teresa Guanzon-Hayward – Member

j. Election Committee

- Mr. Nicolas Lansang Jr. – Chairman
- Mr. Reynaldo Yap - Member
- Ms. Ma. Teresa Guanzon-Hayward - Member

k. Data Response Team

- Mr. Jose Maria Cardenas - Chairman
- Mr. Victor Samson Jr. – Member
- Mr. Israel Basilio – Member
- Mr. Israel Silud – Member
- Dr. Alberto Ablang – Member

l. Health Committee

- Dr. Alberto Mariano Ablang – Chairman
- Evangeline Blashill - Member

- Charito Jao – Member
- Marlyne Chanco – Member
- Aimee Seeley – Member
- Reynaldo Yap - Member
- Jose Maria Cardenas – Member

OVERVIEW OF THE YEAR

Building a Stronger, Safer, and More Connected Community

As we reflect on the past year, we are reminded that the true strength of our community lies not only in the quality of our facilities or the beauty of our surroundings, but in the collective commitment of homeowners, volunteers, staff, and stakeholders who work together toward a common vision.

This year presented both opportunities and challenges that shaped the Association's continued growth and development. The following highlights summarize the key accomplishments, initiatives, and milestones achieved over the past year:



I. ADMINISTRATION AND FINANCIAL STEWARDSHIP

Every successful organization is built upon responsible governance and sound financial management. Recognizing this, the Association remained committed to maintaining fiscal discipline while ensuring transparency and compliance with regulatory requirements.

2025 Audited Financial Statement

Our financial position has remained resilient and firm throughout the year. Despite the challenges brought by rising operating expenses in 2025, particularly the two government-mandated wage increases (*4.8% effective April 2025 and another 3.6% effective October 2025*), the Association remained financially stable through disciplined spending, strategic investments, and cost-saving initiatives.

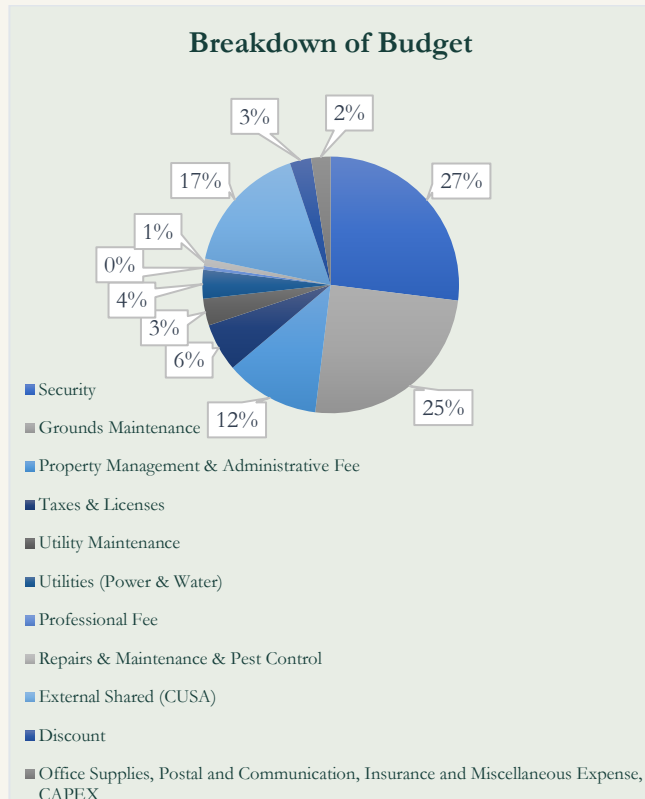
As Grounds Maintenance and Security Services account for 52% of our annual budget, the wage adjustments had a significant impact on operations. Nevertheless, through prudent financial management and operational efficiencies, including bringing common area pest control services in-house, we successfully limited our deficiency after tax to just **₱327,878**, representing less than **0.5% of our annual operating expenses**.

The Association generated **₱73.8 million in total revenues** from assessments, service request recoveries, interest and penalty collections, administrative fees, and short-term investment earnings. As of December 31, 2025, total assets stood at **₱105.9 million**, with **₱82.8 million in liabilities**, resulting in a positive **Members' Equity of ₱23 million**.

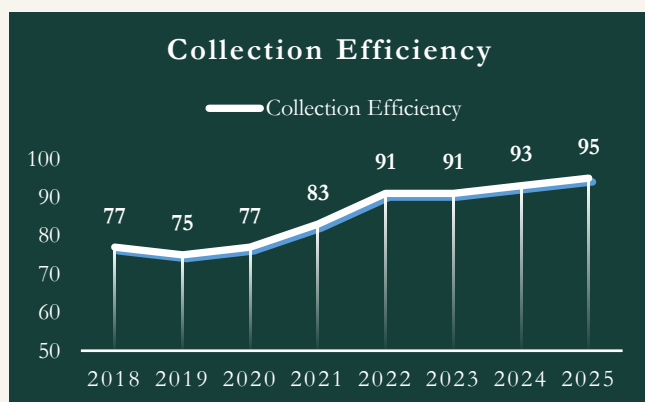
Most importantly, we maintained a healthy cash position throughout the year, reflecting our long-standing commitment to responsible financial stewardship. This solid foundation allows us to continue delivering quality services, protecting community assets, and creating lasting value for all homeowners.

2026 Association Dues. The 2026 Association Dues rate is **Php 8.03 per square meter per month**, representing a **4.0% increase** from last year. This adjustment is necessary to keep pace with rising operating costs, particularly the **three tranches of government-mandated minimum wage increases implemented between 2025 and 2026**, while ensuring the continued delivery of quality services and maintenance throughout the community. Despite these cost pressures, the Management, Finance

Committee, and Board of Trustees have endeavored to **keep the increase minimal and reasonable**, absorbing a significant portion of the additional expenses through prudent financial management and operational efficiencies.



Collection Efficiency. As of December 31, 2025, the Association achieved an impressive **95% collection efficiency rate**, reflecting the effectiveness of our collection and account management initiatives. **We were able to collect 3.1 million long outstanding receivables due to proactive collection efforts.**



As a result, total accounts receivable decreased significantly from **₱7.0 million to ₱3.9 million**, representing a **44% reduction** from the previous year.

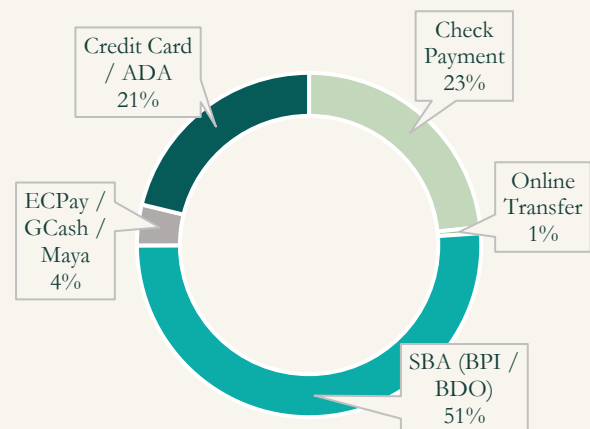
Despite ongoing economic challenges that continued to affect some homeowners' ability to make timely payments, the Association remained committed to sustaining strong collection performance through proactive communication, consistent follow-ups, and the timely issuance of reminder notices. These efforts helped strengthen cash flow, support daily operations, and ensure the financial stability of the community.

Key collection initiatives included:

- Timely billing and distribution of statements of account
- Maintaining **zero open billing concerns**
- Regular reminders before and after due dates
- Prompt follow-up on overdue accounts
- Convenient payment options, including bank transfers, online payments, checks, and auto-debit arrangements

Cashless Management. We continue to offer multiple payment options designed for convenience, ranging from over-the-counter and bank transactions to fully digital and cashless solutions, including BPI online/mobile banking, credit card terminals, auto-debit, TouchPay, GCash, Maya, and CliQQ via ECPay, giving them the freedom to pay anytime, anywhere.

Transactions (Commonly used Payment Modes)



Revenue and Expense Monitoring. Amid increasing fuel costs, the Property Management Team remained focused on operational efficiency by implementing strategic cost-management measures, including:

- Reallocated **₱900K** in environment-related manpower expenses to the Environmental Fund, mitigating the effects of the minimum wage increase on manpower costs last year and applying this to 2026 as well to minimize the increase of Association Dues.
- Through proactive discussions with ALI and the adoption of cost-efficient initiatives, the Association realized **₱490K** in CUSA savings in 2025. We remain engaged with ALI to pursue further efficiencies and savings.
- Projected savings in water charges amounting to **₱580K** through effective water conservation practices, the adoption of sustainable landscaping, and strategic discussions with Manila Water.
- Projected savings in Pest Control amounting to **₱250K** by utilizing in-house manpower.
- Through successful negotiations with BDO, the NHOA secured a reduced Merchant Discount Rate (MDR) for Visa and Mastercard over-the-counter transactions, lowering the fee from **2.20% to 1.85%** (exclusive of withholding tax). Given that more than one-fifth (**21%**) of Association Dues payments are made via credit card, this enhancement is expected to deliver ongoing savings while maintaining payment convenience for homeowners. While the savings may seem modest, every reduction in operating costs contributes to maximizing resources.

These initiatives contributed to reducing expenses while maintaining service quality across the community.

Investment. In response to increasing fuel-related expenses, the Association proactively enhanced its cash management strategy. A total of **₱97 million** in

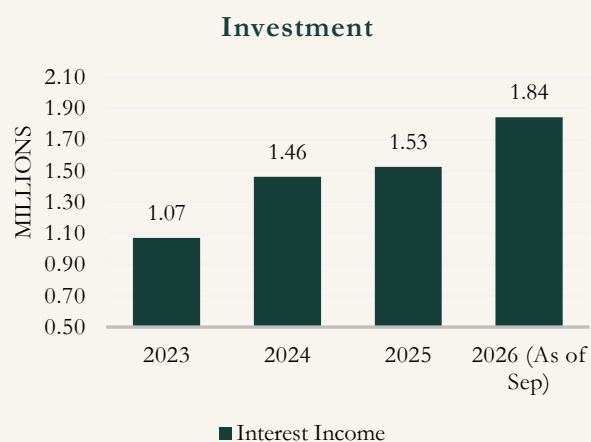
the **BPI PMA Program** and secured a **preferred interest rate**, maximizing returns while ensuring the security, liquidity, and accessibility of funds when needed.

To maintain financial flexibility and support the Association's operational requirements, the investments were strategically staggered across varying terms, allowing funds to remain available for monthly expenditures and future projects. The invested amount consists of:

- **₱62 million** from the Construction Bond Fund
- **₱30 million** from the Operations Fund
- **₱5 million** from the Environmental Fund, with earnings earmarked to support future sustainability and environmental initiatives within the community

97M

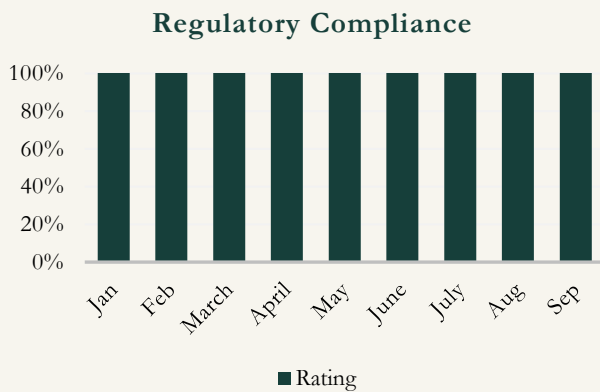
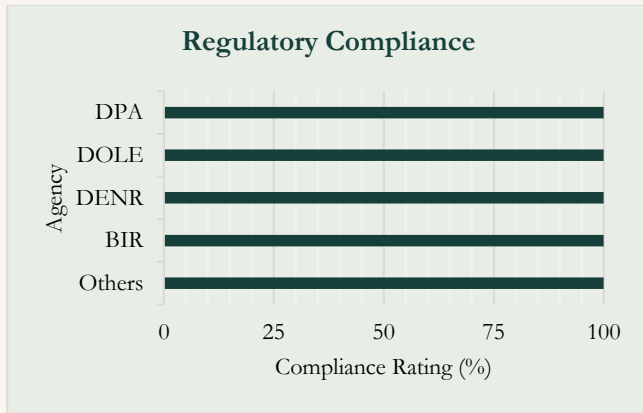
Investment (Short-Term)
BPI Wealth PMA



This prudent investment strategy ensures that community funds continue to work for homeowners by generating additional income while preserving capital and supporting the long-term sustainability of Anvaya Cove.

Regulatory Compliance. Equally important, the Association maintained compliance with **71 applicable government regulations and statutory requirements**. We fulfilled our reporting obligations,

upheld governance standards, and worked diligently to ensure that our operations remained aligned with all applicable legal and regulatory mandates.



Recognition for Excellence

At the **2025 APMC Awards**, NHOAI was honored with the **Highly Commendable in Financial Stewardship Award**, recognizing the collective commitment of the Board of Trustees, Management Team, and homeowners to responsible financial management and accountability.



APMC Awards (December 12, 2025)

Financial stewardship is more than numbers on a balance sheet. It provides the resources necessary to protect what matters most: the safety, security, and well-being of every resident, family, employee, and visitor within our community.

II. SAFETY AND SECURITY

A safe community remains one of our highest priorities. Throughout the year, we continued to strengthen security measures to safeguard residents, visitors, and property assets while enhancing our overall preparedness for emergencies.

A. Emergency Preparedness & Disaster Resilience

We focused on improving emergency preparedness through regular drills, coordination with emergency response partners, and ongoing training for personnel. These initiatives enhance our readiness to respond effectively during emergencies and strengthen our resilience as a community.

52 Emergency Response Drills Conducted From October 2025 to October 2026

- 12 Fire drills and 12 Earthquake Drills
- 2 Fire Drills in coordination with BFP
- Employees trained
- Release of Refrigerator Magnets containing Emergency Contact Numbers
- 24/7 responsiveness and coordination with local emergency agencies
- Continuous improvement through evaluation and post-incident reviews
- Fire hydrant testing
- Fire extinguisher inspections
- Fire safety seminars
- Additional AEDs
- Replacement and deployment of two (2) new Emergency Response Vehicles (ERVs) for the Clubs & Anvaya Estate
- Deployment of two water trucks last September 1, 2026.



Recognized for Excellence in Emergency Response

The Anvaya Cove Emergency Response Team (ERT) showcased exceptional skill, teamwork, and preparedness, earning **2nd Overall Champion** at the **Inter-Ayala ERT Competition**. This achievement highlights the community's strong commitment to emergency readiness and safety.



Inter-Ayala ERT Competition (February 27, 2026)

Further demonstrating their competence and dedication, the team also dominated the **Inter-Village Category** of the **SOPI Fire Brigade Competition** securing top honors in multiple events:

- Rescue and Relay Event - **Winner**
- Busted Hose & Up the Ladder Event - **Winner**
- Fire Extinguishment Event - **Winner**
- **Over-all Champion – Inter-Village Category**



SOPI Fire Brigade Competition (March 7, 2026 | Parklinks, Pasig City)

B. Road Safety & Traffic Management

As the community continues to grow and construction activities remain ongoing, the Association worked closely with residents, contractors, and security personnel to reinforce speed limits, monitor traffic movements, and minimize potential hazards along roads.

- Construction traffic management
- Contractor vehicle monitoring
- Speed limit enforcement
- Road sign maintenance
- Road safety advisories issued
- Coordination with ALI on road conditions and safety improvements
- Road Safety Seminar (February 18-19, 2026)



Road Safety Seminar (February 18-19, 2026)

C. Incident Management

Our Security Team remained proactive in keeping the community safe through regular patrols, strict access control, and prompt response to concerns. These efforts helped reduce security incidents and strengthen residents' confidence in the Association's security program.

- Increased patrol visibility and monitoring, helping reduce security incidents.
- Improved response time through clear and efficient incident handling.
- Maintained complete incident records to support accountability and transparency.

100% Incident Resolution Rate

D. Personnel & Training

To strengthen operational readiness and enhance the quality of security services provided to residents and guests, the Security Team underwent a series of specialized training and development programs

- Automated External Defibrillator (AED) Orientation and Training (November 5, 2025)
- Emergency Vehicle Operator Course (EVOC) Training (November 29–30, 2025) - facilitated by FMAG Rescue Philippines, Inc.
- Customer Service Training (April 13-14, 2026)
- Firing Proficiency Training (June 19-20, 2026)
- Personal Development Seminar (August 11, 2026)
- Security Awareness Seminar (August 25-26, 2026)
- Safe Spaces Seminar for Security Officers (August 26, 2026)
- Training in Preparation for the SOPI Fire Brigade Competition
- Weekly Martial Arts and Arnis Training
- Guard Mounting (*Twice a day*)

Monthly Tenure Incentives for Security Personnel

The Board of Trustees approved the implementation of a monthly tenure incentive program for security guards who have reached five (5) years and ten (10) years of continuous service. This initiative aims to recognize and reward long-serving personnel for their loyalty, dedication, and valuable contribution to the community's safety and security.

The program serves as a positive reinforcement and employee retention strategy, promoting motivation, job satisfaction, and continued commitment among security personnel while fostering a culture of appreciation and service excellence.

Recognition of Loyalty and Special Awardees

On **March 18, 2026**, Anvaya Cove and Megaforce Security Agency celebrated 15 years of partnership with a joint anniversary event honoring dedicated security personnel coming from different Anvaya stakeholders. These individuals were recognized for their tenure and steadfast commitment to safety and excellence.



E. Community Safety Awareness

Community safety is a shared responsibility that requires continuous awareness, preparedness, and cooperation. Through regular security advisories, effective dissemination of emergency hotline information, and lifesaving training initiatives such as the Red Cross First Aid Program, the Association continues to build a culture of vigilance and resilience.



Red Cross First Aid Training (November 11-14, 2025)

F. Recognition

Complementing these safety and preparedness efforts, NHOAI was recognized through the **Safety Organization of the Philippines, Inc. (SOPI) Awards** for maintaining a safe workplace with zero lost-time incidents. This achievement highlights the

Association's unwavering commitment to safety excellence and employee well-being.

Awards Received:

- **Award of Distinction** – Recognizing outstanding safety performance and high-level safety achievements.
- **Award of Honor** – Recognizing significant contributions to workplace safety and health.



SOPI Award (November 2025)

F. Partnerships That Enhance Security

NHOAI continues to strengthen community safety through close collaboration with the Local Government Unit, law enforcement agencies, emergency responders, and other community partners.

- Mayor's Office
- Bureau of Fire Protection
- Morong Treasurer's Office
- Morong Assessor's Office
- Morong Engineering Office
- Morong PNP/COP Office
- Barangay Office
- Coastal Guard Office

These collaborations have been instrumental in addressing infrastructure concerns, enhancing public safety, advancing environmental initiatives, improving emergency preparedness, and supporting broader community development goals.



As part of these efforts, a *Barangay Ugnayan* was conducted to discuss issues occurring outside Anvaya Cove that have a direct impact on our community which included:

- Party noise and public disturbances
- Improper garbage disposal
- Burning of leaves and waste
- Stray animals
- Road safety concerns



Barangay Ugnayan

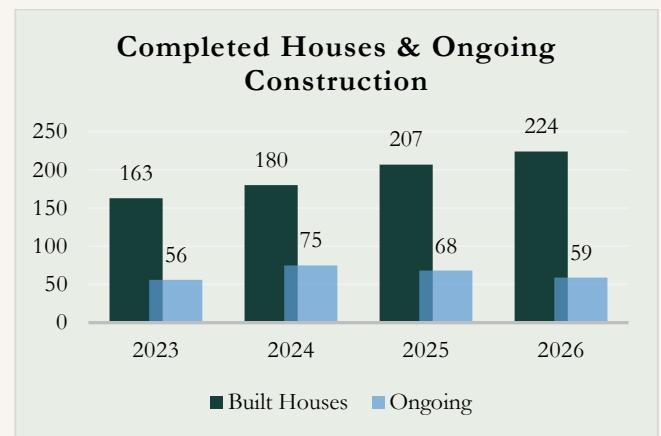
Through open dialogue and coordination with local stakeholders, we continue to work toward practical and sustainable solutions that benefit both Anvaya Cove and its neighboring communities.

While safety provides peace of mind, community growth reflects the confidence of homeowners and investors in the future of Anvaya Cove. As more families build and establish their homes here, the community continues to evolve and expand.

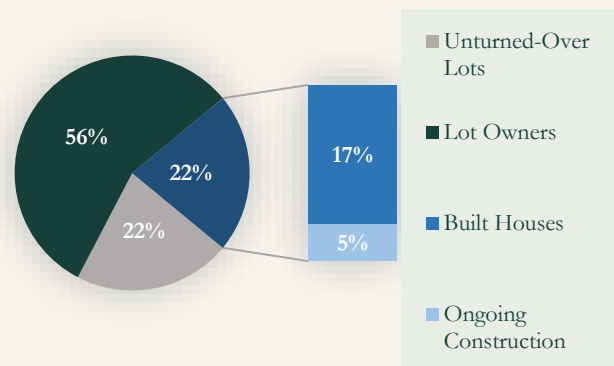
III. COMMUNITY DEVELOPMENT

The continued increase in completed homes and ongoing construction demonstrates the sustained growth and attractiveness of Anvaya Cove as a premier residential community.

To date, there are two hundred twenty-four (224) completed homes, fifty-nine (59) ongoing constructions and four (4) additional homes expected to begin construction in the coming months, reflecting a 22% growth rate across available lots, including newly turned-over neighborhoods.



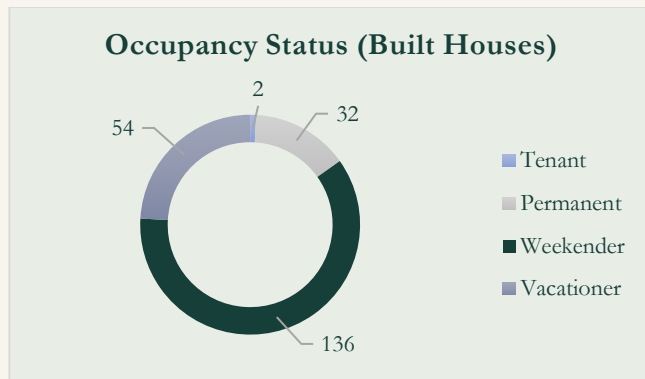
Community Growth



Occupancy Status

Of the 224 completed homes within the community, 61% are occupied by weekend homeowners, while 24% are used as vacation homes. Permanent residents account for 14% of occupied homes, and only 1% are tenant-occupied. These figures highlight Anvaya Cove's appeal as a premier leisure and vacation

destination, while also reflecting a growing number of homeowners who have chosen to make the community their primary residence.



Development Control

To ensure compliance with community standards, the Property Management Team:

- Conducts pre-design and pre-construction meetings before issuing Village Construction Permits.
- Approves plans only if they comply with the Deed of Restrictions.
 - House Plans Reviewed: 21
 - Architectural Approvals Issued: 13
 - Design Revisions Processed: 10
- Performs regular inspections to ensure adherence to approved plans.
- Holds Contractors' Meetings to reinforce construction guidelines and address concerns.
- Enforces penalties for violations to help maintain a safe, orderly, and harmonious community.

Courtesy Notices

Courtesy notices are issued to residents as gentle reminders to keep their properties in good condition. These notices aim to encourage homeowners to promptly address concerns such as overgrown landscaping, exterior maintenance, and overall property cleanliness. Rather than serving as penalties, they are intended to promote shared responsibility, enhance curb appeal, and help preserve the quality, appearance, and livability of our neighborhood.

As the community grows, so do the expectations for efficient and reliable services. Supporting this expansion requires strong operational systems that ensure residents receive timely, consistent, and high-quality services every day.

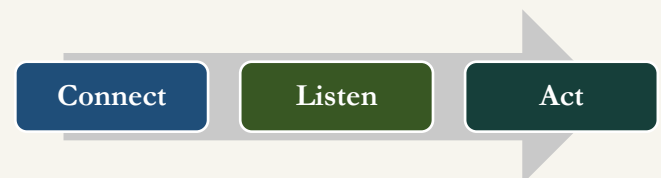
IV. DELIVERING EXCELLENCE EVERY DAY: CUSTOMER SERVICE AND OPERATIONS

Behind every well-managed community is a dedicated team working daily to deliver essential services, respond to concerns, and maintain operational excellence.

The Neighborhoods at Anvaya Cove Homeowners Association (NHOA) takes pride in being recognized with a **Highly Commendable Award for Excellence in Service and Operations** during the 2025 APMC Awards, a testament to its commitment to delivering outstanding resident services, maintaining operational excellence, and fostering meaningful engagement with the community.



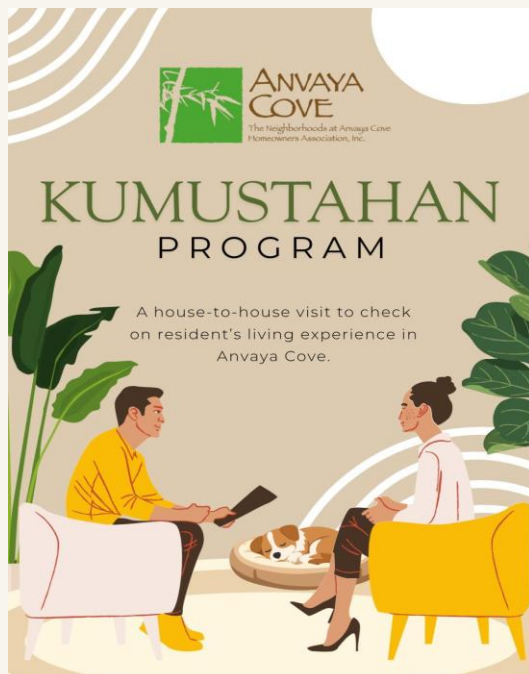
This recognition reflects the success of the Association's **Connect, Listen, Act** approach to community management. By actively engaging with residents, listening to their feedback and concerns, and implementing responsive programs and services, the Board of Trustees and Management Team aims to foster a more resident-centric community.



Connecting with Residents

We continued to improve communication channels and operational processes to enhance service delivery and strengthen the overall homeowner experience.

- Community Channel Viber (**Reach: 118 Subscribers**)
- Community SMS and E-mail advisories (**Reach: 1288**)
- Website updates (**Borderless Reach**) - provides a borderless connection between the community and the Property Management Team. By simply searching online, residents and members can easily access information, updates, and contact channels anytime and anywhere, making communication more convenient and accessible.
- *Kumustahan* Program - A resident engagement and community outreach program designed to strengthen connections between the Association and homeowners through personalized home visits. *Kumustahan* is a proactive initiative that brings property management directly to homeowners, creating an avenue for meaningful dialogue, personalized service, and stronger community engagement.



Listening to the Community

Resident feedback remains invaluable, guiding our efforts to identify opportunities for improvement and ensuring that our services evolve alongside the needs of our growing community.

The resident satisfaction survey demonstrated exceptional overall satisfaction, with an **overall rating of 99.2%**. Residents gave perfect scores across most service areas, including community events, staff service, cleanliness, facility reliability, emergency preparedness, safety and security, responsiveness to property concerns, and enforcement of house rules. Communication updates and the accuracy and timeliness of Statements of Account and receipts also received strong ratings of 96.15%, reflecting continued resident confidence in NHOAI's services and operations while highlighting opportunities for further enhancement.

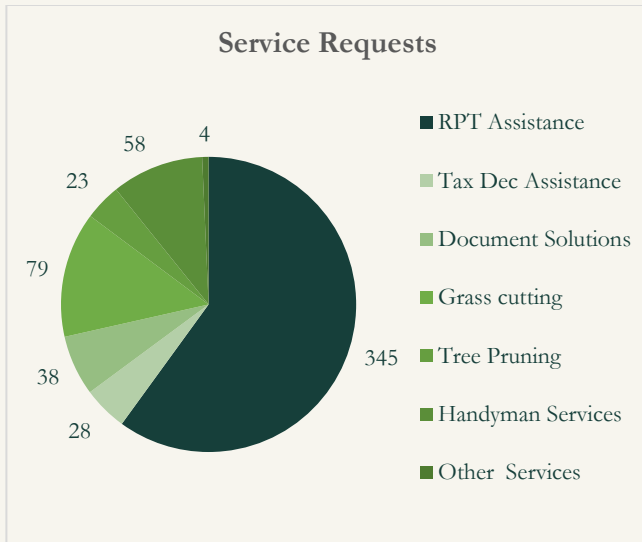
99.2%

Customer Satisfaction
Survey Rating

Delivering Responsive Service

This year, our focus remained on delivering responsive customer service and ensuring the smooth execution of daily community operations. From handling homeowner concerns and service requests to coordinating with contractors and service providers, our team worked to address issues promptly and professionally.

A total of **575 service requests** were processed during the year, demonstrating the continued utilization of homeowner support services. **RPT Assistance** remained the most requested service, representing approximately **60% of all requests**, followed by **Grass Cutting (79)**, **Tree Pruning (58)**, and **Handyman Services (38)**. The volume of requests underscores the Association's efforts to provide responsive and value-added services that enhance homeowner convenience and property maintenance.



Our Administration Team serves as the frontline of the Association, playing a vital role in shaping residents' overall experience within the community. Their dedication to service excellence, professionalism, and continuous improvement helps ensure that the high standards of living expected by our residents are consistently maintained. To further strengthen their skills and enhance service delivery, the team participated in the following training programs:

- **Events Planning and Management** (November 20, 2025)
- **Work Ethics, Professional Conduct, and Client Service Standards** (February 25, 2026)
- **Effective Workplace Communication** (August 25, 2026)

Through these learning opportunities, the team has enhanced its capabilities in event coordination, professional conduct, client relations, and communication, enabling them to provide more responsive, efficient, and resident-focused service.

Delivering excellent service extends beyond responsiveness. It also requires maintaining the physical environment, infrastructure, and shared spaces that shape the daily experiences of everyone in the community.

V. ADVOCATING FOR RESIDENTS: DEVELOPER COORDINATION AND INFRASTRUCTURE CONCERNS

While many community services fall within the Association's direct responsibility, there remain critical matters that require close coordination with the Developer and external service providers.

Throughout the year, the NHOAI Board of Directors and Property Management Team actively engaged with the Developer, Anvaya Infra Power, Manila Water, Globe, and other key stakeholders to advocate for initiatives that enhance the quality of life, safety, sustainability, and overall homeowner experience within the community.

Recognizing that many community-wide improvements require collaborative action beyond the Association's direct control, NHOAI served as the voice of homeowners by continuously raising concerns, providing resident feedback, participating in coordination meetings, and pursuing long-term solutions to critical infrastructure and service-related issues.

Among the key priorities championed by the Association were:

- **Power Reliability** through ongoing discussions with Anvaya Infra Power to improve service stability and minimize interruptions.
- **Water Quality Improvement**, particularly addressing concerns on water hardness and discoloration associated with the deepwell source, while advocating for Manila Water's bulk surface water application as a long-term and sustainable solution.
- **Road Quality Enhancements**, including the identification and endorsement of road sections requiring rectification and repair.
- **Road Safety Improvements** through recommendations on traffic signage, pavement markings, lighting, and other

measures that promote the safety of motorists, cyclists, pedestrians, and residents.

- **Enhanced Globe Mobile Connectivity** to improve signal strength and communication reliability throughout the community.
- **Emergency Response and Healthcare Support**, including discussions on ambulance availability, emergency preparedness, and access to healthcare services.
- **Water Re-Use and Retention Pond Initiatives** aimed at strengthening drought resilience and promoting sustainable water management practices.
- **Comfort Rooms for Staff** to support the welfare, dignity, and well-being of frontline personnel serving the community.
- **Development of a Community Chapel** to provide a dedicated space for worship, reflection, and spiritual gatherings.
- **Establishment of a Community Center** envisioned as a central venue for resident engagement, programs, and community activities.
- **Stray Animal Management** through coordinated efforts to promote responsible and humane solutions that protect both residents and animals.

These and many other initiatives represent NHOAI's commitment to proactive leadership and continuous advocacy on matters that significantly impact the community. While the Association has played a vital role in championing these priorities, **specific project updates, progress milestones, challenges, and future plans will be presented directly by the respective stakeholders and service providers during the meeting.**

VI. QUALITY AND MAINTENANCE

The appearance and condition of our facilities serve as visible indicators of the Association's commitment to

excellence. Through preventive maintenance, improvement projects, landscape upgrades, and continuous care of common areas, the community remains safe, visually appealing, and enjoyable for residents and guests alike.

Throughout the year, we undertook regular groundskeeping activities to preserve the appearance and condition of landscaped areas, parks, open spaces, and common facilities. These routine efforts contribute significantly to the overall character and appeal of our community.

1. Landscape Rehabilitation and Beautification

NHOAI continues to implement landscape rehabilitation and beautification projects across The Neighborhoods as part of its ongoing commitment to maintaining a vibrant, attractive, and sustainable community. These efforts include the enhancement and restoration of landscaped areas, planting of ornamental vegetation, improvement of road islands and common spaces, and regular upkeep of greenery throughout the village.



Through these ongoing initiatives, the Association aims to preserve the natural beauty of Anvaya Cove, enhance the overall resident experience, and create welcoming outdoor spaces that foster community pride and environmental stewardship.

2. Grounds Maintenance

Maintaining the beauty, cleanliness, and functionality of the community requires consistent attention to day-to-day groundskeeping activities. Throughout the year, the Association carried out:

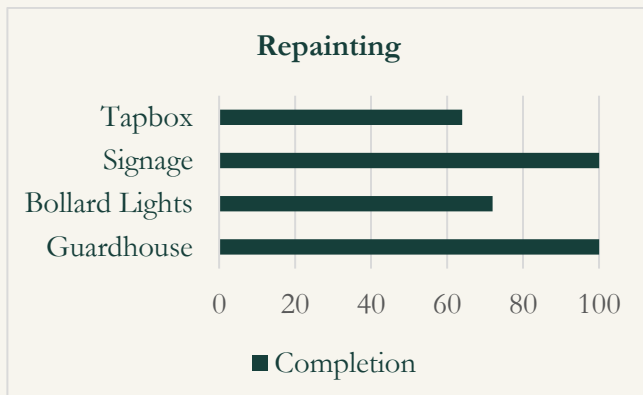
- ☒ Daily Street sweeping
- ☒ Daily garbage collection
- ☒ Regular Grass cutting
- ☒ Regular tree and shrub maintenance
- ☒ Landscape care
- ☒ Watering of plants
- ☒ Drainage channels cleaning
- ☒ Regular pathway maintenance

2. Preventive Maintenance & Repairs

Preventive maintenance programs were also strengthened to reduce future repair costs and extend the life expectancy of Association-owned facilities.

Roads

- ☒ Repair of curbs and gutters (Ongoing)
- ☒ Repair of Drainage Inlets (Ongoing)
- ☒ Replacement of Busted Bollard Lights
- ☒ Repair of Tapboxes
- ☒ Repair of Uneven Sidewalk
- ☒ Repainting



3. Continuous Improvement Projects

Several repair and improvement projects were completed to address aging infrastructure, correct deficiencies, and enhance community assets.

- **Installation and Painting of Railing at N2 Parks** (*Completed last October 30, 2025*) – Enhanced safety and aesthetics of park areas.
- **Installation and Painting of Railing at N3 Park** (*Completed last December 5, 2025*) – Improved Park safety and visual appeal.
- **Installation of a Socalo at the N5 Entrance** (*Completed last January 10, 2026*) – Upgraded entrance landscaping and appearance.
- **Installation of Two (2) Dog Signages at N2 Parks** (*Completed last January 15, 2026*) – Promoted responsible pet ownership and park compliance.
- **Renovation of Nursery Garden at N5** (*Completed last February 11, 2026*) – Improved plant propagation and nursery operations.
- **Installation of Additional Shelves at the Storage Room** (*Completed last February 25, 2026*) – Increased storage organization and efficiency.
- **Construction of Walkway Leading to the CR at Narra Lane** (*Completed last May 2, 2026*) – Restored safe and convenient pedestrian access.
- **Pathwalk Repair at Mango Grove Park** (*Completed last May 31, 2026*)
- **Installation of Solar Uplights at Neighborhood Entrances** (*Completed last June 28, 2026*) – Enhanced nighttime visibility and energy efficiency.
- **Construction of a Parking Area at Narra Lane** (*Completed last August 8, 2026*) – Provided additional parking space for residents and guests.

- **Tiles Repair at the Admin Office** (*Completed last October 30, 2025*) – Restored flooring condition and workplace safety.
- **Replacement to LED of Admin Office Lights** (*Completed last August 11, 2026*) – Improved lighting while reducing energy consumption.
- **Re-layout and Improvements in the Admin Office** (*Completed last September 16, 2026*) – Optimized workspace functionality and efficiency.

Maintaining our environment is not only about preserving what exists today. It is also about ensuring that future generations inherit a healthier, greener, and more resilient community.

VII. INVESTING IN A GREENER FUTURE: SUSTAINABILITY INITIATIVES

Sustainability remains a cornerstone of our community vision. Through environmental programs and resident participation, the Association continues to promote responsible stewardship of natural resources while cultivating a stronger sense of environmental awareness and ownership among community members.

As stewards of both our community and the environment, we continued to promote sustainable practices that benefit current and future generations.

Tree Planting - As part of the Association's environmental sustainability efforts, a tree planting activity was conducted where **230 saplings** of native tree species were planted in designated areas within the community. This initiative supports biodiversity conservation, strengthens the local ecosystem, and contributes to long-term environmental resilience. Beyond enhancing the natural landscape, the activity reflects the community's commitment to preserving Anvaya Cove's rich natural heritage for future generations.



Mango Spraying - The Association implemented responsible mango tree health management measures, including pest and disease monitoring and targeted treatment, to preserve the health and productivity of community trees while adhering to environmentally responsible practices.

- **270 kgs. of Mangoes** were harvested for the first batch of Mango Spraying which were offered for free to all members.
- Excess over-ripe mangoes were made into Mango Ice Candies and also offered for free to members visiting the Admin Office.



Mango Spraying

Plant Nursery & Sustainable Landscaping - Our plant nursery program expanded opportunities for landscaping enhancement while reducing the cost of sourcing ornamental and native plants.

- Propagated over **28,515 native and ornamental plants**, saving on landscaping costs by **Php 2.56 million Pesos**.

- Supplied 100% of community landscaping needs from in-house nursery stock.
- Introduced drought-resistant species to potentially cut irrigation needs.



Community Garden Program - The community vegetable garden continued to provide educational and recreational value while encouraging residents to embrace sustainable food production.

- Over **1,674 kg** of fresh produce harvested for community use year-to-date
- Converted idle land into productive green space, enhancing biodiversity while preserving aesthetics.



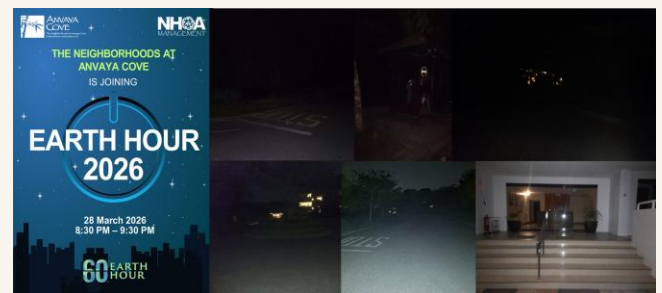
Vermicomposting & Waste Reduction - We also strengthened our vermicomposting initiative, transforming biodegradable waste into nutrient-rich compost that supports our landscaping and gardening programs.

- Produced **1340 kgs.** of organic compost since January, reducing chemical fertilizer use by 70%.

- Diverted 20% of garden waste from landfills into worm bins.
- Improved soil health and plant growth in landscaped areas using vermicast.
- Additional *African Nightcrawlers* for additional yield.



Community Engagement in Environmental Stewardship - The Association organized initiatives that encouraged community participation and environmental awareness, including the Coastal Cleanup Program, Earth Hour observance, and the Landscaping Contest. These activities provided opportunities for residents to actively contribute to the preservation and beautification of the community while promoting sustainable practices and environmental consciousness.



Earth Hour (March 28, 2026)



Coastal Cleanup (July 1, 2026)



Best in Landscape Contest (May 1, 2026)

These efforts demonstrate that environmental responsibility and operational efficiency can work hand in hand.

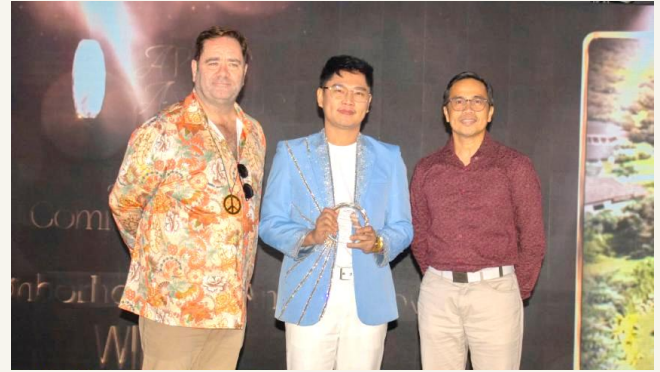
Beyond their environmental benefits, these programs help cultivate a culture of sustainability and shared responsibility among residents and staff alike.

Environmental sustainability is closely linked with infrastructure reliability. To ensure long-term resilience, the Association actively monitors developer commitments and utility services that directly impact residents' daily lives and overall community experience.

VIII. BUILDING COMMUNITY BEYOND INFRASTRUCTURE

While governance, maintenance, and operational excellence are essential, the true measure of a community lies in the connections we create with one another.

This commitment to fostering meaningful connections was recognized when **The Neighborhoods at Anvaya Cove Homeowners Association (NHOAI)** received the **Community Builder Award** among APMC-managed properties during the **2025 APMC Awards** held on December 12, 2025. The recognition reflects the Association's dedication to creating opportunities for engagement, strengthening neighborhood ties, and enriching the homeowner experience.



2025 APMC Awards (December 12, 2025)

More than a recognition of successful events, the award celebrates NHOAI's continuing efforts to build a vibrant and inclusive community where neighbors connect, families create lasting memories, and residents develop a stronger sense of belonging.

Community Events & Resident Engagement -

This year, we organized and supported a variety of community-building activities that brought neighbors together through shared experiences, recreation, learning, and volunteerism. Each event provided opportunities for neighbors to connect beyond their homes, creating shared experiences that strengthened relationships and fostered greater community involvement. More importantly, these initiatives helped reinforce the spirit of community that defines The Neighborhoods at Anvaya Cove, making it not only a beautiful place to live, but also a welcoming and connected place to belong.

26 Community Events
Year-to-Date



First Saturday Mass



*Treats on Wheels 2025 (Halloween Event) /
October 31, 2025*



Valentine's Day Celebration (February 14, 2026)



*Christmas Décor Contest
(December 2025)*



Art Lesson & Workshop (February 28, 2026)



*Christmas Nativity Celebration
(December 24, 2025)*



Easter Sunday Celebration (April 5, 2026)



Mother's Day Celebration (May 9, 2026)



Father's Day Celebration (June 21, 2026)

Corporate Social Responsibility & Outreach - Our corporate social responsibility initiatives reflected our commitment to helping others, whether through environmental campaigns, charitable activities, community outreach programs, or partnerships that support social causes beyond our gates.

- **Mental Health Assessment Assistance** - Thanks to the generosity and support of our residents, we were able to help three students from *Nagbalayong High School* who were identified by their guidance counsellors needing mental health assessments. The donations made it possible for these students to receive the support and guidance they need.



- **Brigada Eskwela** - We participated in **Brigada Eskwela 2026** from **June 1 to 5**, bringing together volunteers from the Property Management Office, Grounds Maintenance Team, and Security Team to help prepare local schools for the opening of classes. Through clean-up drives, landscaping, and facility improvement activities, the team contributed to creating safer and more welcoming learning environments for students

and teachers. This year's initiative supported the following schools:

- *Facundo Angeles Memorial Elementary School*
- *Binaritan Elementary School*
- *Nagbalayong Elementary School*
- *Nagbalayong National High School*
- *Mabayo Elementary School*

As part of the program, NHOAI also provided transportation assistance to selected students and parents attending the Mental Health and Wellness Seminar at Nagbalayong National High School.



Brigada Eskwela (June 1-5, 2026)

- **Toy Drive for Sabang Day Care Centers** - In September 2026, the Toy Drive Initiative brought smiles to **96 children** from the **Relocation, Pag-asa, Hilltop, Ibayo, and Maticu Day Care Centers in Sabang, Morong, Bataan**. It strengthened bonds with our barangay and demonstrated how acts of kindness, no matter how simple, can make a lasting difference in a child's life. Through the generosity of donors and volunteers, the activity provided toys that encouraged joy, play, and meaningful childhood experiences while strengthening community spirit and care for the youth.



Toy Drive for Sabang Day Care Centers

Employee Engagement & Welfare - Recognizing that exceptional service begins with engaged and motivated employees, we also prioritized staff wellness programs that promoted health and morale. Our staff remain among our greatest assets, and investing in their well-being directly benefits the community they serve. Key initiatives undertaken during the year included:



Staff Thanksgiving Mass



Caretaker's Christmas Party 2025



NHOAI Staff Christmas Party



NHOAI Staff Family Day



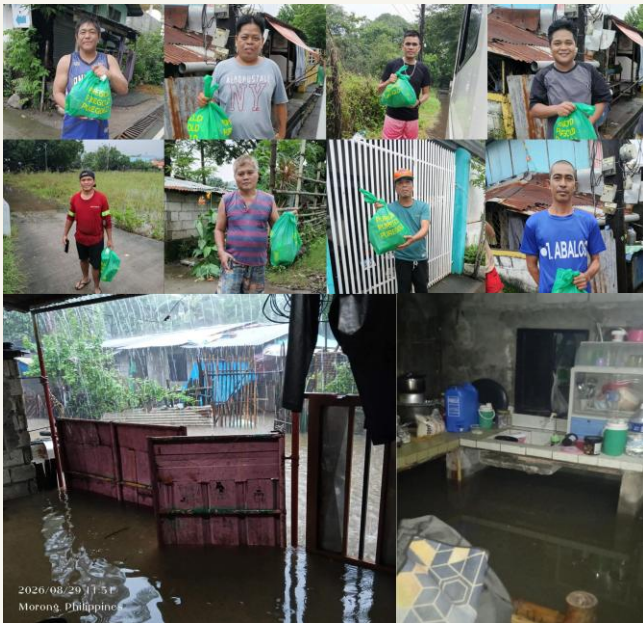
2026 Medical Mission



2026 Medical Mission

On **July 19**, a Medical Mission was conducted for Anvaya employees, their families, and household helpers. Through the generous support of **Asian Hospital Charities, Inc.** and the **Asian Hospital Professional Staff Association, Inc.**, free medical consultations and medicines were provided to **95 patients**, along with the administration of **60 complimentary flu vaccinations**.

Relief Operations for NHOAI Staff affected by Flooding due to Habagat (August 29, 2026)



Demonstrating its commitment to care and community, NHOAI conducted a relief operation on **August 29, 2026**, providing grocery packs to **60 staff households** affected by Habagat-induced flooding. The initiative offered immediate assistance

to affected employees and their families while reinforcing the values of compassion, resilience, and solidarity.

LOOKING AHEAD

As we move forward, our focus remains clear: to strengthen governance, preserve our assets, enhance service quality, promote sustainability, advocate for homeowner interests, and continue building a vibrant and connected community.

The progress achieved during the year reflects the collective efforts of homeowners, trustees, committees, employees, service providers, government partners, and stakeholders. Strong finances enabled strategic investments; effective operations supported a growing community; maintenance and sustainability efforts enhanced our environment; and community-building initiatives strengthened the connections among residents.

Together, these accomplishments demonstrate that NHOAI is not only managing a community but actively building a resilient, sustainable, and vibrant place for families to live, grow, and thrive.

On behalf of the Board, thank you for your trust, participation, and commitment to our community. Together, we will continue building a neighborhood that remains not only a place to live, but a place we are all proud to call home.