



ANVAYA
COVE

The Neighborhoods at Anvaya Cove
Homeowners Association, Inc.

PROPERTY UPDATE

April 2026

NHQA
MANAGEMENT

Anvaya Cove Seaside Leisure Community – A premier haven that forges family bonding memories in a unique natural setting where mountains meet the sea.

COMMUNITY NEWS

UNITED MEGAFORCE SECURITY SERVICES INC. CELEBRATES 15TH ANNIVERSARY

The Anvaya Cove Security Agency, United Megaforce Security Services Inc., proudly marked its 15th Anniversary of service to Anvaya Cove last March 18, in a ceremony attended by property managers and guest of honor Morong PNP Chief Major Jonard Guevarra.

The milestone celebration highlighted the dedication and professionalism of the detachment's security personnel, with awards presented to recognize loyalty, commendable actions, and exemplary customer service.

Loyalty Awards

A total of 15 security personnel, including three from the NHOAI Detachment, were honored for their long-standing commitment and service. Their continued dedication has been vital in maintaining safety and security within the community.

Commendation Awards

Thirteen security personnel, with three from the NHOAI Detachment, received commendation for their crucial role in intercepting an attempted construction site theft. Their vigilance and bravery exemplify the agency's commitment to upholding peace and order.

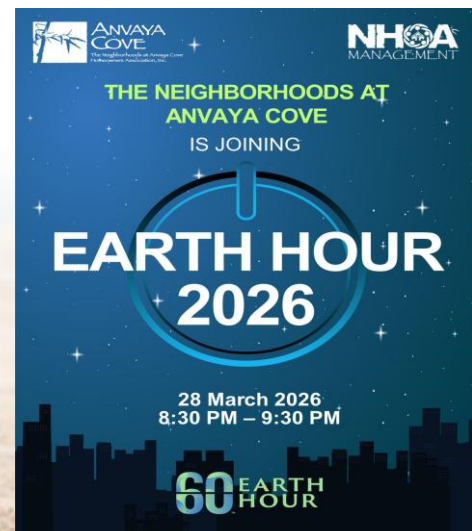
The event not only celebrated the detachment's achievements but also reaffirmed its commitment to excellence in security and community service.



NHOAI JOINS GLOBAL EARTH HOUR MOVEMENT

The Neighborhoods at Anvaya Cove Homeowner's Association Inc. proudly joined millions around the world in observing Earth Hour 2026 by turning off the community's streetlights last Saturday (March 28) evening.

The symbolic act, held from 8:30 to 9:30 PM, was part of the global initiative organized by the World Wide Fund for Nature (WWF) to raise awareness about climate change and energy conservation. By dimming the lights across the neighborhood, NHOAI demonstrated its commitment to sustainability and environmental responsibility.



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ANVAYA COVE SECURITY EMERGENCY RESPONSE TEAM TRIUMPHS AT SOPI FIRE BRIGADE COMPETITION

The Anvaya Cove Security Emergency Response Team (ERT) proudly represented Anvaya Cove last March 7 at the SOPI Fire Brigade Competition held at Parklinks, Pasig City. Comprising dedicated security personnel from various locators at Anvaya Cove, including NHOAI, the team showcased their skills, teamwork, discipline, and unwavering commitment to emergency response and fire safety.

This SOPI annual event brought together fire brigade teams from across the country to demonstrate their preparedness, coordination, and dedication in protecting lives and property.

We are proud to share the victories secured by Anvaya Cove ERT during the competition:

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

These victories reflect the team's hard work, discipline, and readiness to respond to emergencies. By excelling in multiple categories and emerging as Overall Champion, Anvaya Cove ERT has proven its capability to safeguard the community and uphold the highest standards of safety.



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STRENGTHENING ROAD SAFETY AT ANVAYA COVE

Anvaya Cove Road Safety Efforts

Road safety is a shared responsibility. The NHOAI Property Management team has worked closely with various departments and government agencies to implement measures that make travel safer for everyone.

Inside Anvaya Cove

In partnership with the Anvaya Estate, several initiatives were introduced to strengthen road safety within the community. These efforts focus on awareness, discipline, and monitoring to ensure residents, guests, and staff can move around responsibly.

- **CCTV at Spine Road near Service Gate** - Provides monitoring and accountability
- **Additional Road Signage** - Guides drivers clearly and reduces confusion.
- **Driver Orientation and Regular Reminders** - Reinforces responsible driving habits.
- **Security Training on Traffic Management** - Equips our team to manage traffic effectively.
- **Penalties for Violators** - Ensures rules are respected and safety is prioritized.

Outside Anvaya Cove

Beyond our boundaries, improvements were pursued along the SBMA Morong Road. While not directly under our responsibility, we recognized its importance to residents and visitors and sought government support.

Coordination with MBDA, LTO, and PNP - Their assurance of assistance in enforcing traffic rules strengthens safety measures beyond our gates.

Engineering Office and DPWH Commitments - Support infrastructure and safety upgrades.

- **Additional Traffic Signage** were installed for clearer guidance for motorists.
- **Rumble Strips at Accident-Prone Areas** were added which are physical cues that remind drivers to slow down, reducing risks of collisions.
- **Road widening along Morong Road in the Mabayo area** is underway, with added shoulders to enhance safety for vehicles and pedestrians, ease traffic congestion, and reduce hazards.

These efforts reflect a shared commitment to safety. By combining monitoring, education, enforcement, and collaboration, we hope to make travel safer for everyone in and around Anvaya Cove.





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DEVELOPER'S UPDATE

COMMUNITY CENTER

The NHOA Community Center groundbreaking was held in October 2025; construction is delayed due to pending LGU permits, with ALL continuing follow-ups, and completion expected 18 months after full blast construction begins.

EFFORTS TO REDUCE POWER COSTS

GEOP agreements were executed in September 2025, with residents benefiting from lower electricity rates since Q4 2025; contract review is set for 2030, while ALL continues negotiations and research with ACEN, supported by partial historical data, updated forecasts, and ongoing data gathering on daily and hourly interruptions.

COMFORT ROOM FOR STAFF

Comfort Room projects: Two (2) completed (Brookside, Narra Lane in Q3 2025 & Q1 2026), Two (2) ongoing (Wood Park, Seascape Ridge for June 2026), Two (2) to be constructed (Narra Grove, Horizon Point for June 2026), and Seven (7) more (Fairway Crest, Seaside Point, 5 at Anvaya Southpark) targeted for December 2026, with site reviews by May 2026.



LIGHTING IMPROVEMENT

Another site visit was conducted by the ALL Project Team and Planning Studio on March 23, 2026 to check lux levels of bollards and street lights in areas N1, N2, N9, S1, S2, S2B, and South Park Spine; data review is ongoing, with findings to be shared in the next Developer Update.

ROAD REPAIRS

Road repairs at Cliffside, Mango Grove, Wood Park, Bamboo Grove, and Woodridge Hills were completed on March 4, 2026; a joint inspection at Parkway Vistas on March 24, 2026 identified areas for repair, with target assessment by third party consultant within April 2026.



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DEVELOPER'S UPDATE

IMPROVEMENT OF HEALTHCARE FACILITIES AND EQUIPMENT WITHIN ANVAYA

Healthcare facilities and equipment within Anvaya are being significantly upgraded: a clinic audit with AC Health and NHOA was completed in Q4 2025, medical staff were augmented in Nov 2025, two new ERVs were delivered in Jan 2026, and additional equipment was purchased Jan–Mar 2026 to ensure redundancy; staffing now includes 3 doctors (2 day, 1 night) and 3 nurses on rotating shifts, all certified in BLS and ACLS, with regular simulations and time/motion studies conducted by ERT teams; protocols and facilities are under audit by Dr. Johnny Sinon of EMA Global, who is scheduled for a site visit in April 2026, ensuring that Anvaya's healthcare system is not only improved but also continuously tested and strengthened for community safety.

the South Area until the perimeter fence is finished in June 2026; ongoing reviews include deterrent planting, new watchtower posts with lighting, and facial recognition entry access, while recent accomplishments already delivered are stronger perimeter lighting (four 2000 watt solar lights installed Jan 16, 2026) and a shared worker database with mandatory IDs, drug tests, and police clearances completed Jan 2026—together reinforcing both physical safeguards and accountability measures for the community.

ANVAYA ESTATE LANDSCAPING

Landscaping improvements are underway at utility facilities identified for rehab, with APMC leading ongoing treatments; the ALI Project Team and Planning Studio are finalizing center island designs by the second week of April 2026, aiming for completion by June 2026, though timelines may extend to September if major works are required—ensuring that rehabilitated landscapes not only enhance aesthetics but also strengthen functionality, improve community spaces, and support long-term sustainability across Anvaya.

WATER COLLECTION/REUSE SYSTEM

The Water Collection/Reuse System, originally committed for June 2026, is being restructured as APMC prepares a new proposal for ALI by the second week of April 2026; the revised plan will set a new completion date, reinforcing Anvaya's sustainability goals through improved water reuse and conservation.



ONGOING SECURITY IMPROVEMENTS

Security enhancements across Anvaya are progressing, with proposals for additional CCTV cameras being collated (completion by Q3 2026) and extra guard deployment in

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UTILITIES UPDATE

PENELCO UPDATES

Short-term Projects

Conductor clearance adjustment – To prevent accidental equipment contact; reduce outages. Status: Done.

Replacement of rotten poles – To prevent structural failures; minimize outages. Status: 4/17 replaced; 5 more scheduled March 2026.

Streetlight removal near lines – To prevent outages from interference; reduce faults. Status: Done.

Guy wire covers installation – To prevent vegetation/reptile faults; reduce outages. Status: Ongoing; installation scheduled March 2026.

Orion Tap-PNPP Line rehabilitation – To avoid interruptions from equipment failure; minimize outages. Status: Energized Dec 27, 2025.

Faulted circuit indicators with smart reporters – For faster fault detection; reduce outage duration. Status: Done.

Additional manpower (Anvaya & Morong) – To ensure immediate response; reduce outage duration. Status: Deployment starts March 1, 2026.

Long-term Projects

Acquisition of Limay-Planters 69kV line – To provide separate NGCP supply; prevent long outages. Status: Pending ERC update.

Construction of Alangan-Tuyo double circuit line – To cater load of Limay-Balanga; reduce interruptions. Status: Labor bidding awarded; MOA drafting ongoing.

Alternative line for Morong – To supply Morong during outages; prevent long outages. Status: Materials delivery ongoing; construction in progress.

GLOBE MOBILE SIGNAL

New Globe Tower to be installed near N10. Three (3) 18-meter Signal Boosters will be installed near Fairway Crest, South Grove and Woodridge Hills. Committed for completion by Q4 2026.

MANILA WATER UPDATES

Community Water Quality Update

Latest water quality results: PASSED
Continuous 24/7 water supply maintained, with an average pressure of 35 psi
Successfully cleared Bacteriological and Physicochemical tests
Fully compliant with PNSDW and DOH standards

Used Water Operations Update

Effluent test result as of January 2026: PASSED
Compliant to DENR Standards
Average Production: 0.12MLD

Bulk water connection from Morong Water District targeted for 2026; Agreement/Contract is for signing this April. Proposed commencement of construction: Q2 2026

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COMMUNITY RULES REMINDER

SHORT-TERM LEASE

Please be reminded of our policy regarding the use of your dwelling units under the Anvaya Cove Deed of Restrictions and House Rules.

Anvaya Cove Deed of Restrictions Article II Section B Article III Section 2 states that:

*Except for the Lot identified by the Declarant for temporary use as a showroom for marketing purposes, all Lots shall be used **exclusively for residential purposes**. The term "residential purposes" as used herein shall be held and construed to **exclude** hospitals, clinics, duplex houses, **apartment houses**, schools, **boarding houses, hotels, and commercial and retail uses**, **all such uses being expressly prohibited**.*

NHOA House Rules and Regulations Section 18 states that:

Section 18: RESALE/LEASE OF LOTS OR DWELLINGS. *Each owner shall be required to advise the Association of the sale or lease of the Lot and Dwelling Unit to another party **(an individual or a single family)** within fifteen (15) days from the date of execution of the contract covering such sale or lease. However, the following conditions cover such transactions:*

18.3 All leases and rentals within the Village shall be subject to clearance by the Association. *No lease or rental shall be honored by the Association without such a clearance.*

18.4 *Each owner shall submit to the Association the Occupant's Info Sheet provided by Association, duly accomplished and signed by both owner and lessee, containing among others, the following information:*

- a. Name of the lessee and the members of his family and household authorized to enter the Village. **(Only a Single Family is allowed to lease one property)**
- b. The provision of the lease contract, which obligates the lessee to comply with and abide by the rules and regulations of the Association.
- c. Name of person responsible for payment of Association dues, i.e., the lessee or the lessor.
- d. Name of person (lessor or lessee, but not both) authorized to represent the owner (if such is delegated) in Association meetings and/or elections.
- e. The period of the lease (start and termination dates)
- f. Furthermore, penalties will be imposed if such rules and restrictions aren't followed.

NUMBER OF OFFENSES	PENALTY
First Offense	Written Warning
Second Offense	Php 50,000.00
Third Offense and Subsequent Offenses	Php 100,000.00



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COMMUNITY RULES REMINDER

PET POLICY

11.1 Cattle, pigs, sheep, horses, goats, and other large animals that may cause inconvenience due to offensive odors and unwanted noise or endanger the health and safety of residents are not allowed.

11.2 Breeding of animals for commercial purposes is strictly prohibited.

11.3 Pets should be kept within the Lot. Whenever taken out of the property, pets shall be held by a leash or otherwise properly restrained or contained.

11.4 Dogs taken on walks or constitutionals should be leashed. In case of aggressive dogs, close supervision and muzzles are required.

11.5 Loose or unleashed dogs roaming the Village shall be considered stray and will be caught by the guards. Unless redeemed by the owner within 48 hours and at a fee imposed by the Association, all stray dogs caught will be turned-over to any institution as may be approved by the Association for proper disposition.

11.6 The owner shall be responsible for any nuisances, untoward incidents and injury to person or damage to property caused by his/her pets.

11.7 Owners must see to it that any noise created by their pets is minimized so as not to disturb other residents.

11.8 Owners shall be responsible for having their domestic pets vaccinated.

11.9 Pets may be allowed in the parks and other outdoor Common Areas only if leashed and accompanied by the owner, or any member of the household. Owners shall be responsible for the cleaning of the dirt, stool, urine, and rubbish caused or left by the pets in the Common Areas.

11.10 Indoor Common Areas are off limits to pets.

11.11 The Association shall have the discretion to prohibit keeping of pets which are deemed dangerous or a nuisance to the residents or to limit the number of such pets.

THANK YOU.





**ANVAYA
COVE**
The Neighbourhood of Anvaya Cove
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PROPERTY UPDATE

As of April 2026

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UPCOMING EVENTS



**ANVAYA
COVE**
Beach & Nature Club

Easter EGG HUNT



Hop on over for a day of eggs, games, and fun!
Bring your basket and get ready to hunt for EGGziting surprises!
Fun for everyone — don't miss it!

05 April 2026 | Main Pavilion

7:00 AM Registration
7:30 AM Easter Egg Hunt Activity
9:00 AM Easter Face Painting
10:00 AM Opening of the Game Stations
2:00 PM Arts and Crafts: Egg Mosaic

FOR INQUIRIES &
REGISTRATION:



clubactivities@anvayacove.com



(02) 7793 9000 loc. 1027
Activity hotline: 0917 824 6885



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UPCOMING EVENTS



Member's **Meet & Greet**

APR | 11 | 6 PM
Molave Hall, Beach and Nature Club

RSVP on or before April 6
+639178537620



WIN EXCITING PRIZES!

Best in
Landscaping Contest 1st HALF 2026





Mechanics

- Open to all homeowners within the HOA community.
- Participants must notify the HOA office of their participation by **April 24, 2026**.
- Judges will conduct on-site evaluations on **April 29, 2026**
- Homeowners must ensure their landscape is accessible and presentable during judging.
- The Judging Panel will be composed of invited experts and/or journalists
- Winners will be announced on **May 1, 2026**

Criteria for Judging

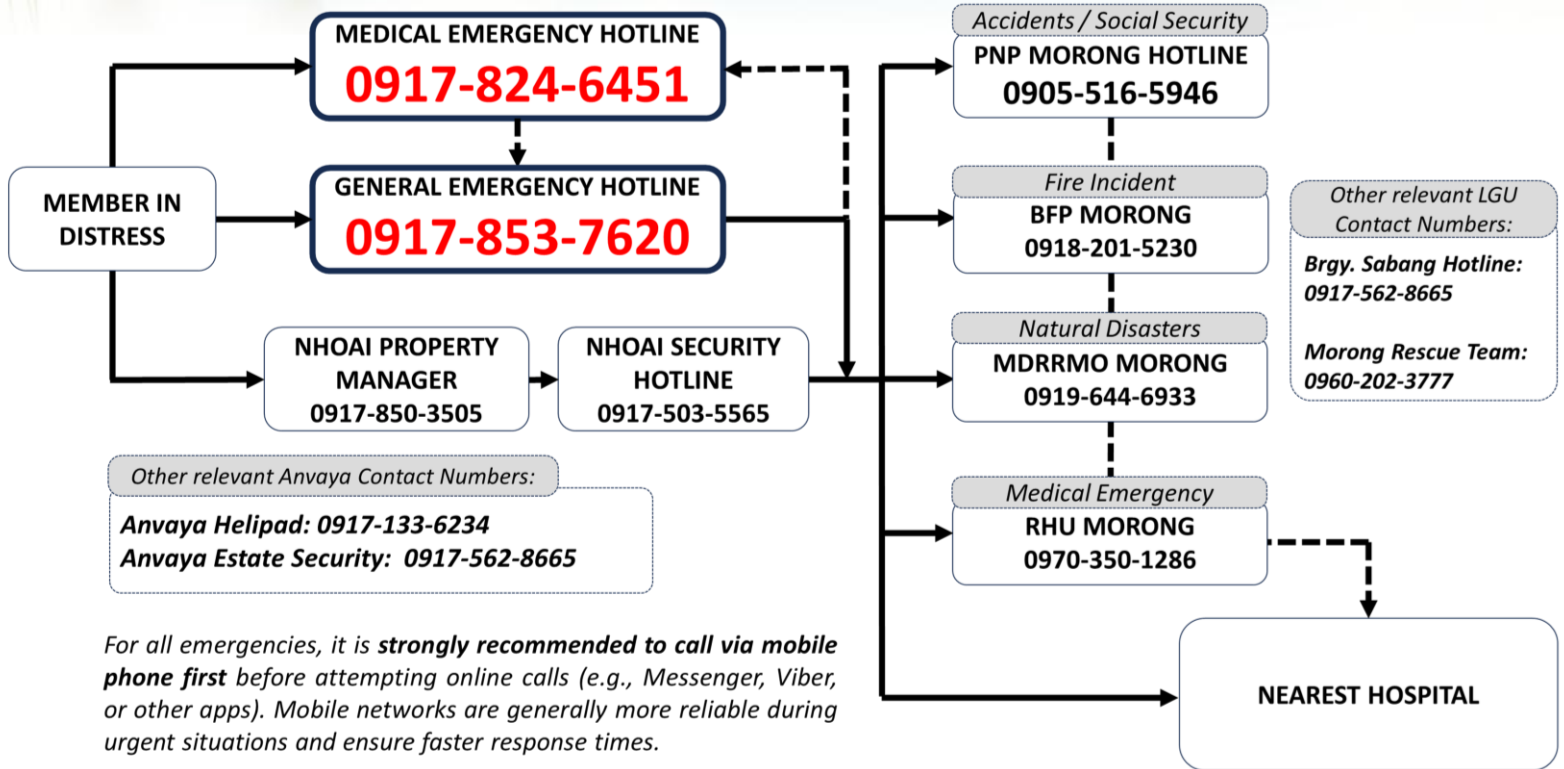
Category	Description	Weight (%)
Design & Creativity	Originality, creativity in layout, use of space, and artistic appeal	25%
Plant Selection	Variety, appropriateness to climate, sustainability, and harmony of plant mix	20%
Maintenance & Health	Neatness, cleanliness, plant health, absence of weeds/pests	20%
Environmental Impact	Use of eco-friendly practices (native plants, water conservation, composting)	15%
Community Appeal	Overall impression, curb appeal, and contribution to neighborhood aesthetics	15%
Tree Presence & Care	Presence of trees, proper maintenance, contribution to shade, biodiversity, and long-term value	5% (bonus)

Total: 100% + up to 5 bonus points

For more information, please message 09178537620

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ANVAYA COVE CONTACT NUMBERS



For all emergencies, it is **strongly recommended to call via mobile phone first** before attempting online calls (e.g., Messenger, Viber, or other apps). Mobile networks are generally more reliable during urgent situations and ensure faster response times.

HOTLINE NUMBERS

VILLAGE ADMINISTRATION

- ☎ 0917-853-7620 / 027-508-9912
- ✉ village.admin@nhoai.com.ph
- ✉ billing.collection@nhoai.com.ph
- ✉ technicaldesign.construction@nhoai.com.ph

PROPERTY MANAGER

- ☎ 0917-850-3505
- ✉ francisco.gerald@ayalaproperty.com.ph

SECURITY HOTLINE NUMBER

- ☎ 0917-503-5565

VIBER COMMUNITY



WEBSITE



CLUBS

GOLF & SPORTS CLUB

- ☎ 0917-510-4653 / 027-943-4400
- ✉ golfmembers@anvayacove.com

BEACH & NATURE CLUB

- ☎ 0917-826-8292 / 027-793-9000
- ✉ members@anvayacove.com

ANVAYA CLINIC

- ☎ 0917-824-6451

WATER

MANILA WATER

- ☎ 0966-821-9008
- ✉ maryjane.santos@manilawater.com

VIBER COMMUNITY



ELECTRICITY

ANVAYA POWER REDISTRIBUTION

- ☎ 0917-133-6234 / 0917-825-7898
- ✉ admin@anvayainfra.com.ph

VIBER COMMUNITY



TELCO

GLOBE TELECOM

- ☎ 0917-688-0762
- ✉ ronel.castanares@globe.com.ph

INTERNET APPLICATION

