



ANVAYA
COVE

The Neighborhoods at Anvaya Cove
Homeowners Association, Inc.

PROPERTY UPDATE

September 2026

NHCA
MANAGEMENT

PROPERTY UPDATE

The Neighborhoods at Anvaya Cove Homeowner's Association Inc. (NHOAI)

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

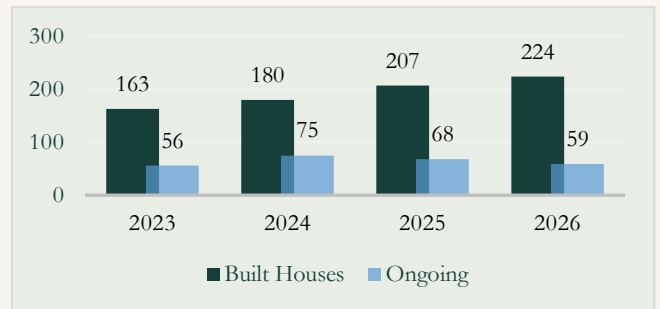
As of now, the Association manages **57.3 hectares of common areas and 80.5 hectares of saleable areas**, all managed by Ayala Property Management Corporation (APMC) with the assistance of its service providers.

NHOAI BOARD OF TRUSTEES

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

COMMUNITY DEVELOPMENT

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.



NHOA Property Management Team



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

The Neighborhoods at Anvaya Cove Homeowner's Association Inc. (NHOAI)

2026 MEDICAL MISSION: Caring for Those Who Care for Us

Good health is one of the greatest gifts we can share with others.

Last **July 19**, a Medical Mission was held for Anvaya employees, their family members, and residents' household helpers, providing access to essential healthcare services close to home. Through the generous support of **Asian Hospital Charities, Inc.** and the **Asian Hospital Professional Staff Association, Inc.**, **95 patients** received free medical consultations and medicines, while **60 individuals** were provided complimentary flu vaccinations.

Beyond the numbers, the activity brought peace of mind to many families by addressing health concerns, offering professional medical advice, and promoting preventive care. For some participants, it was an opportunity to receive healthcare services that may not have been easily accessible otherwise.

The Medical Mission also served as a meaningful reminder that a strong community is built not only through shared spaces, but through genuine care for the people who help make it thrive every day. By supporting the health and well-being of employees, household helpers, and their loved ones, we invest in a healthier, more resilient, and more connected community.

We extend our heartfelt gratitude to our partners, volunteers, and medical professionals whose generosity and dedication made this initiative possible. Through their compassion and service, lives were touched, families were supported, and the spirit of community care was strengthened.

Because when a community looks after the well-being of its people, everyone has the opportunity to live, work, and thrive together.



TOY DRIVE: A Small Toy, A Big Smile

Sometimes, the smallest gifts leave the biggest impact.

Through the recent Toy Drive, children from five Day Care Centers in Brgy. Sabang, Morong, Bataan—Relocation, Pag-asa, Hilltop, Ibayo, and Maticu—received more than just toys. They received moments of joy, excitement, and the simple reminder that their community cares. **In total, 96 children benefited from the initiative, each receiving a toy that helped brighten their day.**

Made possible through the generosity of donors and the dedication of volunteers, the initiative brought smiles and laughter to young learners as they eagerly explored their new toys. For many children, play is how they learn, imagine, build friendships, and create lasting memories.

Beyond the donations, the Toy Drive reflected the power of a community coming together for a meaningful cause. 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.

Most importantly, the activity highlighted the importance of investing in our youth. By creating opportunities for play, learning, and happiness, we help nurture confident, hopeful, and resilient children who will one day shape the future of their communities.

We extend our heartfelt gratitude to all donors, volunteers, and partners who made this initiative possible. Through your generosity, countless smiles were shared and the spirit of compassion continued to grow.

Because sometimes, a small toy is more than just a gift—it is a symbol of hope, care, and a brighter childhood.

(We are delighted to share highlights from our recent community activities. Photos of participating children are published with the permission of their parents or guardians.)



BOARD INITIATIVE STRENGTHENS SECURITY SERVICE THROUGH TENURE RECOGNITION PROGRAM

In a move that underscores its commitment to service excellence and community safety, the Board of Trustees has approved the implementation of a **Monthly Tenure Incentive Program** for NHOAI security personnel who have rendered **five (5) years and ten (10) years of continuous service** within the community.

This meaningful initiative recognizes the loyalty, dedication, and invaluable contribution of long-serving security personnel who have played a vital role in maintaining a safe, secure, and orderly environment for residents and guests over the years.

What makes this program even more remarkable is that it will be implemented **without additional cost to the HOA**, following successful negotiations with our security service provider, **United Megaforce Security Services Inc.** Through this collaborative effort, the community is able to enhance staff recognition while maintaining prudent financial stewardship.

Beyond rewarding long tenure, the program is designed to strengthen the quality and consistency of security services. Retaining experienced personnel helps preserve institutional knowledge, familiarity with NHOAI operations, and strong relationships with residents. Long-serving guards are better equipped to respond to security concerns, enforce community rules effectively, and provide the level of service that homeowners have come to expect.

The incentive program also reinforces the NHOAI's commitment to professionalism and accountability. To uphold service standards, incentives will be temporarily suspended for any tenured personnel who incur a Notice of Violation during a given month. This ensures that recognition remains closely tied to exemplary conduct, discipline, and performance.

By encouraging employee retention, motivating high standards of service, and recognizing dedication, the

Board's initiative benefits not only the security personnel but the entire community. It is an investment in people, service excellence, and the continued safety and well-being of all residents.

Through programs such as this, the Board continues to demonstrate its commitment to fostering a culture of appreciation, professionalism, and excellence in community service.



NHOAI EXTENDS SUPPORT TO STAFF AFFECTED BY HABAGAT FLOODING

In the spirit of compassion and community, the Neighborhoods at Anvaya Cove Homeowner's Association, Inc. (NHOAI) conducted a relief operation on **August 29, 2026** to assist staff members and their families affected by flooding brought about by the continuous southwest monsoon or *Habagat*.



As part of the initiative, **grocery packs were distributed to sixty (60) affected households** to

help ease the immediate challenges faced by employees during this difficult time. The relief effort reflected NHOAI's commitment to supporting not only the community it serves but also the dedicated staff who contribute to its day-to-day operations.

The activity served as a reminder of the importance of solidarity and looking after one another, especially during times of adversity. Through collective care and support, NHOAI continues to foster a culture of compassion, resilience, and community spirit.

NHOAI remains committed to standing with its employees and residents alike, ensuring that no member of the community faces challenges alone.



ENHANCING THE SECRET BEACH EXPERIENCE

One of the community's hidden treasures has become even more welcoming and accessible for residents and guests.

Following the successful completion of the **comfort room facility near Narra Lane Secret Beach by the Developer**, a project actively requested and supported by the Board, the NHOA further enhanced the area by constructing a **dedicated parking area** and a **pathway leading to the comfort room**. These improvements were undertaken to provide greater

convenience, accessibility, and comfort for those visiting the beach.

The project reflects a shared commitment by the Board, and the Management Team to continuously improve community amenities and elevate the outdoor experience for everyone. Whether enjoying a walk, a family outing, or simply taking in the natural beauty of the coastline, residents can now do so with added convenience and ease.

Beyond improving access, these enhancements encourage greater enjoyment of one of Anvaya's unique destinations while promoting the responsible use of community spaces. It is another example of how resident feedback and collaborative action can be transformed into meaningful improvements that add value to everyday living.

As part of our commitment to continuous improvement, we also recognize that there are sections of the existing stairway where the slope can be further optimized to enhance pedestrian safety and accessibility. Improvement works are scheduled to commence this **December**, ensuring that the path to Secret Beach becomes safer and more comfortable for all users.

Today, the Secret Beach is more than just a scenic destination. It is a growing community asset that continues to evolve through improvements, creating an even better experience for residents, families, and guests.



Through partnership, planning, and continuous enhancement, we are creating safer, more accessible, and more enjoyable spaces that allow everyone to fully appreciate the beauty of Anvaya's natural surroundings.

SUSTAINABLE LANDSCAPING DELIVERS SIGNIFICANT SAVINGS FOR THE COMMUNITY

The NHOAI continues to see the positive impact of its **Sustainable Landscaping Program**, with projected savings of **approximately Php 580K this year** from water conservation initiatives, including the ongoing transition to more sustainable and drought-resistant landscaping.

As part of this initiative, high-maintenance plants and groundcovers are gradually being replaced with varieties that require less water while remaining attractive and well-suited to the local environment. This approach not only supports environmental sustainability but also helps reduce long-term maintenance and irrigation costs.

The impressive savings demonstrate how thoughtful landscape planning can create lasting value for the community while promoting responsible resource management. Given its success, NHOAI will continue expanding the program in the coming years.

In addition to the savings generated through sustainable landscaping and water conservation efforts, NHOAI also achieved further cost reductions through productive discussions and collaboration with **Manila Water**, reinforcing our commitment to finding practical and sustainable solutions that benefit our operations.

This achievement reflects our ongoing dedication to environmental stewardship, operational efficiency, and the responsible management of community resources, ensuring that every peso saved can be redirected toward programs, services, and improvements that enhance life in our neighborhood.

Growing greener, saving smarter, and building a more sustainable future for our community.



RENOVATION OF THE PLANT NURSERY: GROWING SUSTAINABILITY, BEAUTY, AND SAVINGS

The transformation of the community's plant nursery into a thriving green hub is one of the sustainability initiatives of the year. More than simply cultivating plants, the enhanced nursery has strengthened environmental stewardship, elevated the quality of community landscaping, and delivered substantial financial benefits.

Through the dedication of the team and the successful expansion of propagation efforts, the nursery already produced an impressive **28,515 native and ornamental plants (year-to-date)**, generating an estimated **₱2.56 million in landscaping cost savings** by reducing reliance on externally sourced plant materials. This accomplishment enabled the community to meet **100% of its landscaping requirements through in-house nursery stock**.

ensuring a steady, high-quality, and sustainable supply of plants for beautification projects throughout the property.

The NHOAI Nursery has received commendations from **Ayala Land, Inc. (ALI) Horticulturist**, affirming the quality, effectiveness, and best-practice approach of our nursery operations. Building on this achievement, the introduction of **drought-resistant plant species** further advances the community's sustainability goals by promoting more efficient water use and reducing future irrigation requirements.

More than a cost-saving initiative, the renovated plant nursery is a project that supports environmental resilience, enhances the community's natural beauty, and reinforces a greener, more self-sustaining future for residents.



FRESH PROGRESS ON THE REPAINTING PROJECT

With the weather finally improving after several weeks of rainfall, NHOAI has resumed its ongoing Repainting Project to enhance the appearance and upkeep of key community facilities.

The repainting of all guardhouses and Neighborhood signages has now been successfully completed, giving these important landmarks a refreshed and more vibrant look. Meanwhile, repainting works on the bollard lights at tap boxes are currently underway as part of the continuing effort to maintain the community's aesthetic appeal and ensure that shared amenities remain in excellent condition.

This project reflects the Association's commitment to preserving the beauty, quality, and welcoming atmosphere of the Neighborhoods. Residents can look forward to seeing more improvements as the repainting activities continue in the coming weeks.





RESTORING OF DRAINAGE INLETS

NHOAI is currently undertaking the repair and rehabilitation of several drainage inlets throughout the Neighborhoods as part of its continuing infrastructure improvement program.

Over time, some drainage inlets have experienced wear and deterioration due to exposure to weather and

regular use. The ongoing works involve repairing damaged sections and restoring these structures to good condition, helping maintain the overall quality and safety of the community's common areas.

Residents may notice ongoing works in select areas as the project progresses toward completion.



TURNING ECONOMIC CHALLENGES INTO FINANCIAL OPPORTUNITIES

As communities across the country continue to feel the impact of rising fuel prices, inflation, and increasing operational costs, NHOAI faced a familiar challenge: how to sustain high-quality services while responsibly managing growing expenses.

Rather than simply absorbing these increased costs, we took a proactive and forward-thinking approach to protect community resources and strengthen its financial position.

₱97 Million Invested to Generate More Value for Homeowners

To help offset the effects of rising fuel-related expenses and other economic pressures, NHOAI enhanced its cash management strategy by investing a total of **₱97 million** through the **BPI PMA Time Deposit Program**, securing a preferred **4% to 5% gross interest rate**.

This strategic move transformed idle funds into income-generating assets while ensuring that community resources remain secure, liquid, and accessible when needed for operations and future projects.

The investment portfolio consists of:

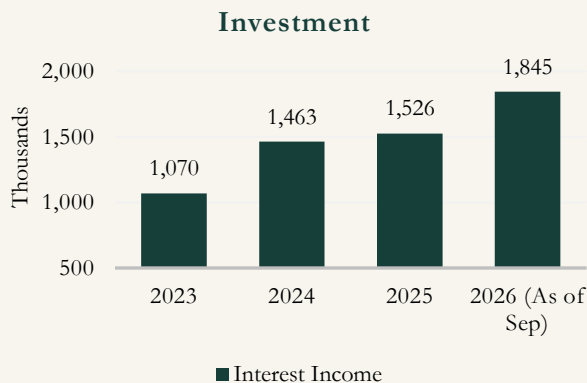
- **₱62 million** from the Construction Bond Fund
- **₱30 million** from the Operations Fund
- **₱5 million** from the Environmental Fund, with earnings dedicated to supporting future sustainability initiatives within Anvaya Cove

97M Investment (Short-Term)
BPI Wealth PMA Time Deposit

A Financial Win for the Community

The results have been remarkable.

As of **September 30, 2026**, NHOAI achieved **₱319,000 higher interest income compared to 2025**, driven by the transition to the BPI PMA investment program and the growth of invested funds from **₱60 million in 2025 to ₱97 million in 2026**.



To maintain flexibility, the investments were strategically staggered across different terms, ensuring funds remain readily available for monthly operational requirements, planned projects, and future community improvements.

Making Community Funds Work Harder

What makes this achievement especially significant is that it demonstrates how prudent financial management can create real value for homeowners without compromising the security of community funds.

By leveraging available resources more effectively, we are generating additional income that can help support operations, preserve financial stability, fund future enhancements, and strengthen environmental programs.

In a period marked by economic uncertainty and rising costs, this strategic investment initiative reflects NHOAI's commitment to responsible stewardship, ensuring that every peso works harder for the benefit of the community.

From managing rising expenses to generating additional income, NHOAI has transformed a financial challenge into an opportunity, helping build a stronger, more resilient, and more sustainable future for Anvaya Cove.

CREDIT CARD PROCESSING FEE SAVINGS

Through successful negotiations with BDO, the NHOA secured a reduced Merchant Discount Rate (MDR) for Visa and Mastercard 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 and delivering greater value to the community.

Effective in the **4th Quarter of 2026**, this preferential rate is among the most competitive available in the market, reflecting NHOA's proactive approach to cost management and financial stewardship.

KUMUSTAHAN PROGRAM: Bringing Community Conversations Home

Building a strong and connected community starts with listening. As part of our commitment to enhancing the living experience of our residents, the Property Management Team recently launched ***Kumustahan***, a resident engagement initiative that brings meaningful conversations directly to homeowners through personal home visits.

Led by the Property Manager, Security Head, and Maintenance Head, the initiative aims to better understand the needs, concerns, and experiences of residents while fostering stronger relationships within the community. The visits also provide an opportunity to meet other household occupants, who are equally valued members of our neighborhood.

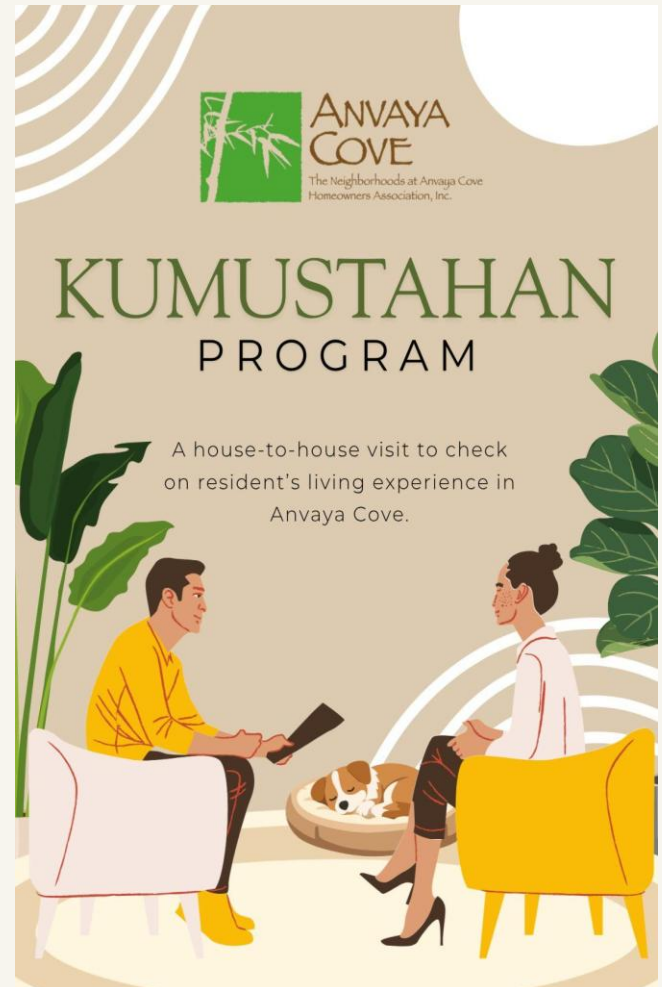
The response from residents has been overwhelmingly positive. Many homeowners appreciated the personal and proactive approach, sharing that the visits made them feel heard, valued, and genuinely connected to the community. Residents provided valuable insights, constructive suggestions, and encouraging feedback on ongoing improvements and services within the neighborhood.

More importantly, the initiative opened the door to meaningful conversations about security, maintenance, community programs, and opportunities for further enhancement. These exchanges have provided valuable guidance that will help shape future projects and ensure that resident needs remain at the center of community operations.

We would also like to extend our heartfelt appreciation to all residents who warmly welcomed our team into their homes and generously shared their time, thoughts, and experiences with us. Your openness, hospitality, and willingness to engage in these conversations have made the *Kumustahan* initiative truly meaningful and worthwhile.

As we continue to visit more households, we look forward to hearing more stories, gathering more insights, and strengthening the sense of community

that makes our neighborhood a special place to live. Together, through open dialogue and genuine connection, we can continue building a community where every resident feels heard, valued, and at home.



Thank you for opening your doors, sharing your feedback, and partnering with us in making our community even better.

ADVOCATING FOR A BETTER ANVAYA: TURNING RESIDENT VOICES INTO COMMUNITY-WIDE IMPROVEMENTS

Great communities are not built by infrastructure alone. They are built when residents have a voice, and when that voice is heard, represented, and transformed into meaningful action.

Over the past year, the NHOAI Board of Directors and Property Management Team have worked tirelessly behind the scenes to champion the concerns, aspirations, and long-term interests of homeowners. Through continuous engagement with the Developer, Anvaya Infra Power, Manila Water, Globe, PENELCO, healthcare partners, and other key stakeholders, NHOAI has served as a strong advocate for initiatives that directly impact daily life in Anvaya Cove.

While many of these projects fall outside our direct authority, NHOAI has remained committed to ensuring that residents' concerns are elevated, discussed, and addressed. From power reliability and water quality to healthcare, connectivity, road safety, sustainability, and future community facilities, these efforts are focused on one goal:

Creating a safer, smarter, more sustainable, and more connected community for all.

Building a More Reliable Power Future

Reliable electricity remains one of the community's highest priorities.

The updates and project status reports below were provided by PENELCO and Anvaya Infra-Power and reflect the initiatives currently being undertaken to improve power reliability in Anvaya Cove and the Municipality of Morong.

PENELCO Improvements:

- Additional Manpower for maintenance and servicing of Anvaya and Morong area.

- Adjustment of Conductors Line to Ground Clearance for Critical Areas.
- Removal of Streetlights that are close to Electrical Lines.
- Replacement of Rotten Electrical Poles in Critical Areas.
- Installation of guy wire covers as deterrent for line-to-ground faults.
- Rehabilitation of Currently used Orion Tap-PNPP Line (Line 2) and temporary migration to Line 1.
- Installation of Additional Faulted Circuit Indicators with Smart Reporters.



PENELCO Longterm Projects

- **Acquisition of Limay-Planters 69kV line with Associated Breaker from TransCo.** - Ongoing evaluation by the Energy Regulatory Commission (ERC).
- **Construction of Alangan-Tuyo (Limay-Balanga) Double Circuit 69kV line** - 70% completed from Orion to Limay; Balanga to Orion is ongoing.
- **Construction of additional line to serve as alternative power line for the Municipality of Morong** - Additional materials will be delivered by November 2026. Labor bidding is planned for Q2 2027, with construction targeted to start in Q4 2027.



Mitigating Measures requested by ALI INFRA to PENELCO

- Quarterly trimming of branches
- Upgraded to concrete pole
- Backup power source
- Additional connection dedicated for Anvaya Cove
- Assigned 24/7 emergency response team

Anvaya Infra Power Initiatives

- **Electrical Equipment Preventive Maintenance** - To ensure system reliability – 100% completed as of September 29, 2026.



- **Installation of Fault Circuit Indicators (FCIs)** - To enable faster fault detection, 18 FCIs were installed across all circuits as of September 29, 2026.



- **Installation of Pole Covers** - To prevent reptile intrusion, reduce power interruptions, and improve system reliability. Completed across all circuits as of July 30, 2026.



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



While these efforts represent positive steps toward a more resilient power system, we recognize that service interruptions and reliability concerns continue to impact the community. We remain committed to actively engaging with our power providers, advocating for further improvements, and working collaboratively toward long-term solutions that will deliver a more stable and dependable power supply for all residents.

A Major Step Toward Better Water Quality

One of the most exciting developments for the community is the planned transition from groundwater dependence to bulk surface water supply.

For many years, residents have shared concerns regarding water hardness and occasional discoloration associated with the community's reliance on deepwell water. Through sustained engagement and advocacy, Manila Water has confirmed plans to introduce a **bulk water supply system** to Anvaya Cove beginning in 2027, providing an additional water source that will complement the existing supply network.

The integration of bulk water is expected to bring meaningful improvements to both water quality and overall service reliability. By reducing dependence on

groundwater alone, the community may benefit from water that is more consistent in appearance and quality, helping address long-standing concerns related to hardness, mineral content, and occasional discoloration. Residents may also experience improvements in the aesthetic qualities of water, including enhanced clarity and reduced staining of fixtures, bathroom surfaces, glass panels, and household appliances commonly associated with hard water.

Beyond water quality, the project is expected to strengthen the resilience of Anvaya Cove's water system by providing an additional source of supply, reducing pressure on groundwater resources, and increasing the community's capacity to meet future demand.

Key anticipated benefits include:

- Improved water quality and consistency
- Enhanced clarity and overall aesthetic appearance of water
- Reduced water hardness and mineral-related staining
- More reliable and resilient water supply. Reduced dependence on groundwater extraction

KPI	RESULT(S)	REMARKS
Water Production	MONTHLY AVE PROD: 154,452.10 m3	MWPV has sufficiently maintained and met Anvaya Cove’s water demand
Used Water Treatment	MONTHLY UW TREATED AVE VOL: 5,230.20 m3	Anvaya Cove has maintained 100% compliance with the new standards imposed by DENR (DAO 2021-19)
Water Quality Compliance	100%	The installation of DMI-65 filtration at Reservoirs 1 and 2 and repair of the chlorine dosing system guarantees that the water quality meets all standards.
Water Availability	24/7	The stationary Gensets installed in each Deep well assures availability of water supply in case of power interruption.
Water Pressure	35 PSI (Working Pressure)	Water pressure is maintained due to the rehabilitated Pressure Regulating Valves (PRV) and installation of PRV control system which optimizes the network pressure. Variable Frequency Drive panels were also installed in pump fed systems to ensure the needed pressure for the demand.

- Greater capacity to support future community growth
- A more sustainable and environmentally responsible water source

While the existing deep well system will continue to play an important role in the community's water network, the introduction of bulk water represents a significant step toward a more dependable, sustainable, and higher-quality water supply. This initiative has the potential to enhance residents' daily living experience while supporting the long-term environmental stewardship and growth of Anvaya Cove.

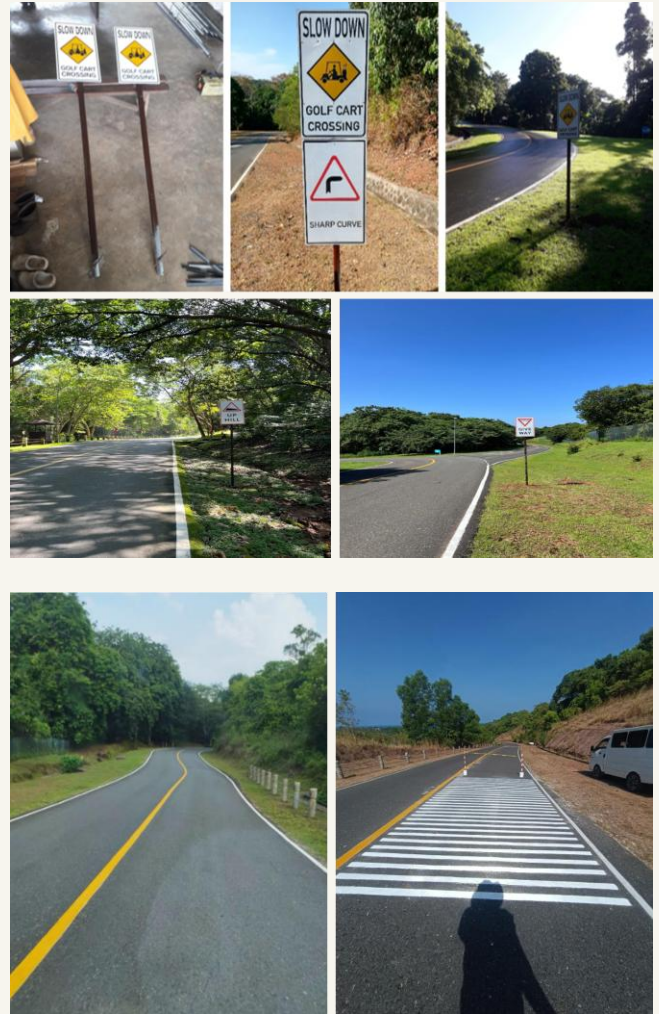
Safer Roads, Better Mobility

A safer community begins with safer roads.

NHOAI has consistently raised concerns regarding road conditions, traffic safety, pedestrian visibility, lighting, and directional signage throughout the estate.

As a result, road safety enhancements are continuing to move forward, including:

- Additional road signage already completed (*Completed last September 27, 2026*) - Road signage plays a vital role in preventing accidents by guiding drivers and pedestrians effectively.
- Repainting of Road Markings (*Completed last September 30, 2026*) – Clear road markings guide drivers safely and help prevent accidents.
- Estate-wide lighting improvement initiatives
- Installation and testing of new bollard lighting systems
- Ongoing studies for expanded roadway illumination
- Planned installation of additional lighting fixtures beginning in 2027



These improvements are designed to make daily travel safer and more comfortable for motorists, cyclists, joggers, walkers, and families alike.

Stronger Mobile Connectivity is on the Way

In today's world, connectivity is no longer a luxury. It is an essential service.

Following community feedback, Globe installed cellular boosters to improve signal coverage in key areas of the estate. In addition, plans are underway for the construction of a new telecommunications tower that will be capable of supporting multiple service providers.



Once completed, residents can expect improved mobile reception, better data connectivity, and stronger communication reliability across the community.

Whether for work, education, business, safety, or staying connected with loved ones, stronger connectivity enhances everyday life.

Investing in Health, Safety, and Emergency Response

The wellbeing of residents remains a top priority. In coordination with healthcare partners and the Developer, significant enhancements have been introduced to strengthen emergency preparedness and medical response capabilities within Anvaya Cove. Key improvements include:

- Clinic and medical audit conducted at both clubs by both AC Health and the NHOA.

- Clubs added 2 additional doctors, giving Anvaya a total of 3 doctors and 3 nurses on site:
- 2 doctors during the day and 1 doctor at night
- 1 nurse throughout the day (3 x 8-hour shifts)
- 2 new Emergency Response Vehicles (ERVs) were Delivered last January 2026
- Updated training for the medical staff specifically Pediatric Advance Life Support and Advanced Cardiac Life Support
- Purchase additional equipment (cardiac monitor, cardiac board, pediatric laryngoscope, infusion pump)
- 2 new Emergency Response Vehicles (ERVs) were Delivered last January 2026
- Additional AED on both ERV's
- Continuous coordination with Baypointe Hospital in Subic and exploring also partnerships with other hospitals in Clark and Balanga.
- Deployment of two water trucks last September 1, 2026.



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These enhancements reflect more than just investments in facilities, equipment, and resources. They represent our shared commitment to safeguarding every resident, family member, guest, and employee within our community. By continuously strengthening our emergency preparedness and medical response capabilities, we are building a safer, more resilient Anvaya Cove where everyone can enjoy peace of mind knowing that help is readily available when it matters most.

Creating a More Sustainable Community

Beyond today's needs, NHOAI continues to advocate for initiatives that will safeguard the future of the community. Among the sustainability-focused priorities being pursued are:

Water Reuse and Retention Pond Projects

As part of its commitment to environmental sustainability and resource conservation, the Board continues to engage the Developer regarding the implementation of Water Reuse and Retention Pond Projects. These initiatives are envisioned to strengthen water security, support landscape irrigation, and encourage responsible water stewardship across the community.

Net Metering Success

Solar Net Metering is a significant step toward a more sustainable and resilient future for Anvaya. By enabling households and community facilities to generate their

own renewable energy and export excess power back to the grid, net metering helps reduce electricity costs while decreasing dependence on traditional energy sources. Beyond the financial savings, it supports environmental stewardship by lowering carbon emissions and promoting clean energy adoption across the community.

Through collaboration with the Developer and Anvaya Infra Power, residents can now generate renewable energy through solar systems and export excess power back to the grid. **To date, 21 homeowners have already enrolled, enjoying average savings of approximately ₱2,000 per month while contributing to a cleaner energy future.** As more residents embrace solar technology, Anvaya can strengthen its commitment to sustainability, enhance energy efficiency, and contribute to a greener, more self-sufficient community for future generations.

Together, these initiatives support a greener, more environmentally responsible Anvaya Cove.

Building Spaces that Strengthen Community Life

Advocacy is not only about infrastructure. It is also about creating spaces that bring people together and enrich community living. Among the projects being championed are:

Community Chapel

Recognizing the importance of faith and spiritual well-being within the community, the Board continues to advocate for and monitor the progress of the proposed Community Chapel with the Developer. Once realized, it will provide residents with a meaningful venue for worship, reflection, fellowship, and spiritual gatherings.

Community Center

Envisioned as a vibrant hub for resident programs, events, meetings, learning opportunities, and social

activities that foster stronger neighborhood connections.

Update from the Developer:

- Complete plans and permits applications to be completed in Q1 2027
- Land development activities to resume Q2 2027

Comfort Rooms for Frontline Personnel

To enhance working conditions and provide essential facilities for security and grounds maintenance personnel, the Developer committed to constructing comfort rooms in **12 strategic locations** across the community (see map), with the original target of completion by **Q2 2026**.

- **2 Completed** – Comfort rooms at **Brookside** and **Narra Lane** were successfully completed in **Q3 2025** and **Q1 2026**, respectively.
- **2 Ongoing** – Construction at **Bamboo Grove** and **Woodpark** is in progress. Completion has been rescheduled to **Q4 2026** due to weather-related delays.
- **8 Scheduled for Construction** – Facilities at **Fairway Crest**, **Seaside Point**, and **six locations in Anvaya Southpark** are in the construction pipeline. Utility tapping points have already been identified, with completion targeted by **Q2 2027**.



Our Commitment: Advocating for What Matters to the Community

Many of the concerns raised by homeowners involve services, infrastructure, and developments that are not within the Association's direct control. While NHOAI may not always have the authority to implement every solution independently, the Board remains steadfast in advocating for the interests of the community through consistent engagement, constructive dialogue, and active collaboration with developers, service providers, and relevant stakeholders.

We recognize that meaningful progress often requires the support and cooperation of multiple parties. As such, the Board continues to champion the issues that matter most to residents, ensuring that concerns are heard, communicated, and pursued through the appropriate channels.

Every coordination meeting, site inspection, recommendation, follow-up, and partnership effort reflects our shared aspiration for an Anvaya Cove with stronger infrastructure, more reliable services, sustainable practices, and a thriving community life.

These accomplishments and ongoing initiatives demonstrate that lasting improvements are possible when we work together toward a common purpose. While some challenges may take time and collective action to address, we remain committed to advocating for positive change and pursuing solutions that benefit the community.

Your voice remains an important part of this journey. Together, we can continue shaping a better future for Anvaya Cove.

UPCOMING EVENTS

2026 ANNUAL GENERAL MEMBERSHIP MEETING

Please be reminded that the **2026 Annual General Membership Meeting of The Neighborhoods at Anvaya Cove Homeowners Association, Inc. (the “Association”)** will be conducted in person on **10 October 2026, Saturday, at 1:00 p.m. at Horizon Hall, Golf and Sports Club**, with the following agenda:

1. Call to Order
2. Certification of Notice and Determination of Quorum
3. Approval of the Minutes of the Annual Members’ Meeting held on 11 October 2025
4. Presentation and Approval of the President’s Report and 2025 Audited Financial Statements
5. Ratification of Acts of the Board of Trustees and Management since the last Annual Members’ Meeting
6. Appointment of Independent External Auditor
7. Developer’s and Utilities Update
8. Election of the Members of the Board of Trustees
9. Election of the Members of the Committee on Election
10. Election of the Members of the Grievance and Adjudication Committee
11. Other Matters
12. Adjournment

Only members of record in good standing as of 01 September 2026 are entitled to participate in, and vote at, this meeting.

Registration shall start at **12:00 p.m. and end promptly at 1:00 p.m on 10 October 2026**. To avoid inconvenience in registering your attendance at the meeting, please bring identification card(s) containing a photograph and signature, e.g. passport or driver’s license.

The list of Nominees for the Election of the Board of Trustees, Committee on Election and the Grievance and Adjudication Committee are posted in our website (www.anvayacovenhoa.com).

Members shall be given a voting ballot upon successful registration at the Registration Table and may cast their vote on 10 October 2026 starting from 12:00 PM to 1:30 PM at Horizon Hall, Golf and Sports Club, by filling up the voting ballot and dropping them into the ballot box provided for the purpose at the back of the room. Beyond this time, Members may no longer vote.

In all elections, each member may cast his or her vote for as many persons as there are trustees or committee members to be elected. For purposes of the 2026 Annual Members’ Meeting on 10 October 2026, only five (5) candidates may be elected to the Board of Trustees, and only three (3) candidates may be elected each to the Grievance and Adjudication Committee and Committee on Election.

For more information, please feel free to message or call the Property Management Office at +63917-853-7620.

UPCOMING EVENTS




MARINGAL NA PRUSISYON
ARAW NG KAPISTAHAN
OCTOBER 12, 2026
6:00 PM CATHOLIC CHURCH
7:00 PM IFI CHURCH

Maria: KANLUNGAN NG KABAYANIHAN AT KABANALAN





SERENATA
OCTOBER 12, 2026 | 8:00 PM
MORONG TOWN PLAZA

Maria: KANLUNGAN NG KABAYANIHAN AT KABANALAN




OCTOBER 3
NOBENA :: 5:30 PM
BANAL NA MISA :: 6:30 PM
MGA MAG-AALAY ::
MINISTRY OF ALTAR SERVERS, PARISH YOUTH MINISTRY, KNIGHTS OF COLUMBUS,
SENIOR CITIZENS, DEL PILAR ST., & FUENTE
HARANA KAY MARIA :: 7:30 PM

OCTOBER 4
BANAL NA MISA :: 6:00 AM
BANAL NA MISA :: 8:00 AM
NOBENA :: 5:30 PM
BANAL NA MISA :: 6:30 PM
MGA MAG-AALAY ::
PALENGEE-MRS. ROSAJIE SIA, ROSA STORE OWNERS, LECTORS & COMMENTATORS,
MORONG NATIONAL HIGH SCHOOL, MABINI ST. & ROXAS ST.

OCTOBER 5
NOBENA :: 4:30 PM
BANAL NA MISA :: 5:30 PM
MGA MAG-AALAY ::
BEACH OWNERS, CATHOLIC WOMEN'S LEAGUE,
MORONG ELEMENTARY SCHOOL, NATIONAL ROAD, & IBASAO

OCTOBER 6
NOBENA :: 4:30 PM
BANAL NA MISA :: 5:30 PM
MGA MAG-AALAY ::
TRANSPORTATION-MRS. REEF PASION, COMMISSION OF MARY,
MOTHER BUTLER MISSION GUILDS, MORONG
BAYANIHAN DANCE TROUPE-MR. ALEX PASTA, ZAMORA ST. & BONIFACIO ST.

OCTOBER 7
NOBENA :: 4:30 PM
BANAL NA MISA :: 5:30 PM
MGA MAG-AALAY ::
MAGSASAKA - MR. JACK PADILLA, PHILIPPINE COAST GUARD,
EXTRAORDINARY MINISTERS OF HOLY COMMUNION, BUREAU OF FIRE PROTECTION,
PHILIPPINE NATIONAL POLICE, GOMEZ ST. & SACRISTIA ST.

OCTOBER 8
NOBENA :: 4:30 PM
BANAL NA MISA :: 5:30 PM
MGA MAG-AALAY ::
LGU—MAYOR LEILA UMAD-MINOR, VICE MAYOR CHERMAINE BLOSSOM L. SIBUG,
SANGGUNIAN BAYAN, BARANGAY OFFICIALS AND STAFF, COUPLES FOR CHRIST,
APOSTOLADO NG PANALANGIN, SOCIAL COMMUNICATIONS MINISTRY, & RIZAL ST.
DEPED NIGHT

OCTOBER 9
NOBENA :: 4:30 PM
BANAL NA MISA :: 5:30 PM
MGA MAG-AALAY ::
PROFESSIONALS-MARIL LABANDILO, ASOCIACION NOCTURNA FILIPINA,
PREX FAMILY, GREETERS & COLLECTORS, BERNABE III, & BINARITAN
TRASLACION :: 6:30 PM
CULTURAL NIGHT

OCTOBER 10
BANAL NA MISA :: 5:00 AM
MGA MAG-AALAY ::
NAGBALAYONG ::
NAVAL PROCESSION :: 6:30 AM
MGA MAG-AALAY ::
NAGBALAYONG - POBLACION ::
KARAKOL NG BAYAN :: 9:00 AM
CREATIVE DANCE :: 3:00 PM
NOBENA :: 5:30 PM
BANAL NA MISA :: 6:30 PM
MGA MAG-AALAY ::
DR. DRA. MANNASH CHRISTINA R. CLEMENTE, E. RHADOR, SANGGUNIAN KABATAAN,
DIVINE MERCY, PRAYER WARRIORS, MABINI ST. & MAKULAT ST.

OCTOBER 11
BANAL NA MISA :: 6:00 AM
BANAL NA MISA :: 8:00 AM
NOBENA :: 5:30 PM
BANAL NA MISA :: 6:30 PM
MGA MAG-AALAY ::
CAMAREROS AT RECAMADEROS, KATEKISTA, PARISH VOLUNTEERS,
STREET LEADERS, ALL CHOIR, BURGOS ST. & SAPAO

OCTOBER 12
BANAL NA MISA :: 6:00 AM
MGA MAG-AALAY ::
OUR LADY OF LOURDES PARISH, NAGBALAYONG
BANAL NA MISA :: 8:30 AM
MGA MAG-AALAY ::
LOCAL GOVERNMENT UNIT
LA TORRE :: 9:30 AM
BINYAG :: 10:00 AM
BANAL NA MISA :: 4:00 PM
MGA MAG-AALAY ::
RECTORY STAFF & PARISH PASTORAL COUNCIL / FINANCE COUNCIL
PRUSISYON :: 6:00 PM
SERENATA :: 7:00 PM

MARIA KANLUNGAN NG KABAYANIHAN AT KABANALAN
419th PATRONAL FEAST
OCTOBER 12, 2026

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

UPCOMING EVENTS



ANVAYA COVE
Beach & Nature Club

Fuzzy Wire

BOUQUET WORKSHOP

10 October 2026
Molave-Narra
10:00am

Member: Free of Charge
Non-member: P300.00
20 slots available
*Subject for 10% service charge

FOR INQUIRIES & REGISTRATION:

 clubactivities@anvayacove.com  (02) 7793 9000 loc. 1027
Activity hotline: 0917 824 6885

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

UPCOMING EVENTS



ANVAYA
COVE
Beach & Nature Club

Kiddie Bento WORKSHOP

Learn easy recipes that are fun to make



17 October 2026
Molave-Narra
10:00am

Member Php 500.00
Non-member Php 800.00
15 slots available
*Subject for 10% service charge

FOR INQUIRIES &
REGISTRATION:



clubactivities@anvayacove.com



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

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in a unique natural setting where mountains meet the sea.*

UPCOMING EVENTS



ANVAYA
COVE
Beach & Nature Club



Capiz

WIND CHIME MAKING

Create.Relax.

Take Home a Piece of Anvaya Cove.

*Let your creativity flow as you create
your very own wind chime using
natural Capiz shells and driftwood.*

24 October 2026

Molave-Narra

10:00am

Member: Free of Charge

Non-member: P300.00

20 slots available

*Subject for 10% service charge

FOR INQUIRIES &
REGISTRATION:



clubactivities@anvayacove.com



(02) 7793 9000 loc. 1027
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UPCOMING EVENTS



HALLOWEEN PAW TY

OCTOBER

SATURDAY

31

8:00AM



- 8:00am Registration of Participants and Opening of Local Bazaar
- 9:00am Opening of Game Stations
- 10:00am Pet Wellness @ BNC New Pet Park
- 11:00am Redemption of Prizes
- 3:00pm Costume Parade
- 3:30pm Afternoon Treats / Opening of Photo booth
- 4:00pm Trick or Treat!
- 6:30pm Outdoor Movie (Pet Edition)



SCAN THE QR CODE FOR
REGISTRATION

MEMBER: FREE

NON-MEMBER: PHP 500.00

FOR INQUIRIES &
REGISTRATION:



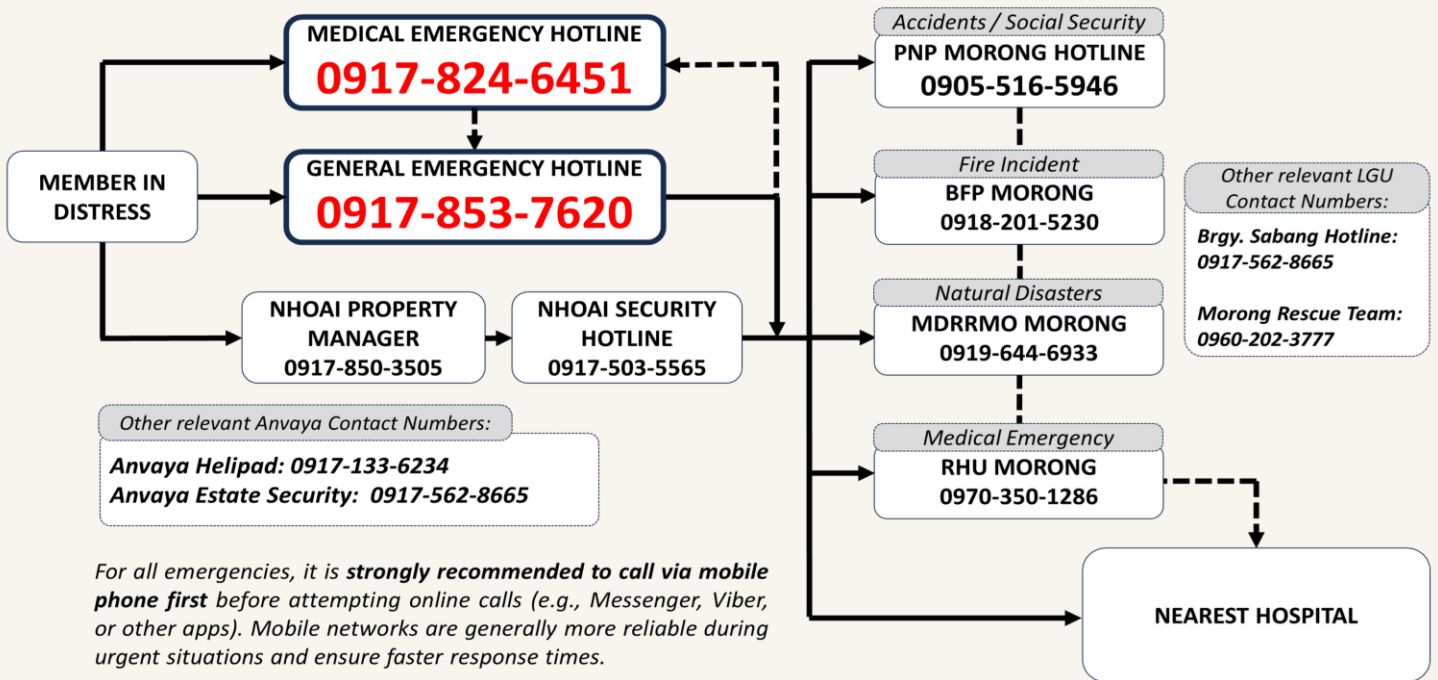
clubactivities@anvayacove.com



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

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ANVAYA DIRECTORY



HOTLINE NUMBERS

VILLAGE ADMINISTRATION

- 0917-853-7620
- 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 CHANNEL



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
- wendie.carido@manilawater.com

VIBER CHANNEL



ELECTRICITY

ANVAYA POWER REDISTRIBUTION

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

VIBER CHANNEL



TELCO

GLOBE TELECOM

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

INTERNET APPLICATION

