



# NEWS CAP

ANG PAHAYAGAN NG NEW CAPITOL ESTATES HOMEOWNERS ASSOCIATION

March 2015 Issue

"The cruelest lies are often told in silence." – Adlai Stevenson

Page 1

## ANNUAL GENERAL ASSEMBLY HELD

### ◀ RECALCITRANT HOMEOWNERS HECKLE PRESIDENT PALMA ▶

#### Annual General Assembly Held

Saturday, 7 March 2015 – The Association's Annual General Assembly was held from 9 am to 12 Noon at the Multipurpose Hall. Out of a total of 621 homeowners, only 58 or 9.34% attended the event despite having been duly notified well in advance about the affair. Despite the disappointing turnout, the Assembly proceeded in accordance with the requirements of the Association's Constitution and By-Laws.

The Assembly was formally opened by President Leandro C. Palma. This was followed by the singing of the National Anthem and an Invocation led by former Association President Mrs. Lourdes Bonrostro.

In accordance with the Order of Business stipulated in the Association's Constitution and By-Laws, Secretary Erlinda E. Aragoncillo provided proof that the required notice of the General Assembly had been made after which she read the minutes of the previous General Assembly.

Treasurer Lydia D. Ramos then presented the body with the Annual Financial report after which President Leandro C. Palma presented the accomplishments and proposed projects of the Board.



Some of the homeowners who attended

Five lawyer-representatives of the Housing and Land Use Regulatory Board joined the panel of officers of the Association as observers and resource persons.

The presence of HLURB Attorneys Venus

de Vera, Alma Sheila Liquigan, Princess L. Buan, and Lee Merck Mina at the General Assembly went a long way towards keeping the proceedings peaceful and orderly, notwithstanding the efforts of a few strident homeowners who tried to subvert the assembly to suit their own ends.



The HLURB Guest Lawyers

Eight Homeowners heckled President Leandro C. Palma and disrupted his presentation of the Board's achievements to the body.

These eight persons make up a group of homeowners who refuse to accept the legitimacy of the Association, much less accept the duly elected Zone Representatives as Members of the Board.

Of these, five have significant arrears in their monthly dues. While they comprise only 1.88% of the total number of homeowners, they have consistently taken actions that are inimical to the best interests of the Association in a strident and contentious manner. For this reason, they considered to be among those homeowners who are not in good standing.

These homeowners are Milkos Abueg of Block 11 Lot 08, Lapu-Lapu St.; Bobby Alcala of Block 14 Lot 06, J. Luna St.; Paolo Alonzo of Block 32 Lot 06, E. Jacinto St.; Bo Castro of Block 27 Lot 24, J. Rizal St.; Bantuas Lucman of Block 25 Lot 05, J. Rizal St.; Ivan Martinez of Block 07 Lot 12, G. Silang St.; Yasir Naga of Block 32 Lot 10, A. Bonifacio St. and Freddie Sulit of Block 26 Lot 42, G. Silang St.



#### The Invocation

Led by former President Lourdes Bonrostro

Panginoong Dios ng Maykapal,

Iniaalay namin sa Inyo ang pagpupulong na ito at hinihiling na basbasan kami ng Inyong karunungan at grasya. Nagpapasalamat kami sa pagkakataong ito na magkatipon upang lumago sa aming pagmamahal sa Inyo at sa isa't isa. Liwanagan Ninyo ang aming mga isipan nang malaman namin kung ano ang totoo at makatarungan, at hubugin ang aming kalooban na magawa nang matapat ang nadarama bilang aming pananagutan. Turuan po kaming magsimulang gumawa nang una ang puso at hindi isip. Matuto kami sa diwa ng pagtutulungan: na sumalungat nang walang alitan, na mapaiba sa pananaw nang hindi lumilikha ng bigat sa kalooban at magsabi ng saloobin nang di nakasasakit ng damdamin. Amen.



#### Recalcitrant Group Vandalizes Association Posters

Tuesday 24 March 2015 – The security guards at the subdivision's main gate reported that at around 7 pm, homeowners-Bobby Alcala of Block 14 Lot 06, J. Luna St.; Paolo Alonzo of Block 32 Lot 06, E. Jacinto St.; and Freddie Sulit of Block 26 Lot 42, G. Silang St. vandalized and removed the poster listing the names of delinquent homeowners.

It appears that their being included in the list does not sit well with them. While they could have done better simply by settling their unpaid dues, they have decided to take a nastier approach.

Appropriate criminal charges have been filed by the officers of the incumbent Board.



## PROCEEDINGS OF THE GENERAL ASSEMBLY OF MARCH 7, 2015

### The Secretary's Report By Erlinda E. Aragoncillo

#### 1. *Proof that the required notice of the meeting have been made*

Below is the notice distributed to every home unit of the subdivision as well as to all vehicles entering the subdivision on March 2 in accordance with the provision of Article X, Section 3 that special notice... shall be delivered to each member not less than five (5) days before the date of the meeting:

#### NOTICE OF NCEHAI GENERAL ASSEMBLY ON MARCH 7

In line with the provisions of Section 1, Article X, of our Constitution and By-Laws (CBL), the annual General Assembly of all members of the Association shall be held on the first Saturday of March, or on March 7, 2015 within the premises of the main subdivision park from 9 a.m. to 12 noon.

This announcement serves as a written notice in accordance with Section 3 of the same Article. The order of business of the Annual General Assembly shall be as follows in accordance with Section 4:

- a) Proof that the required notice of the meeting have been made;
- b) Reading of the minutes of the previous meeting;
- c) Financial report of the Treasurer; and
- d) Report by the President on the accomplishments and proposed projects of the Board.

This is an important meeting for *all* homeowners. Everyone is enjoined to attend.

#### 2. *Reading of the minutes of the previous General Assembly*

#### MINUTES OF THE GENERAL ASSEMBLY 2:30 -4:30 P.M., MARCH 16, 2013 NCE MULTI-PURPOSE HALL

#### Prayer And Singing Of The National Anthem

Mr. Donald Geocaniga led the opening prayer.  
President Palma led the National Anthem.

#### Quorum And Call To Order

On motion of Director L. Ramos which was seconded by Mr. Albert Lesaca, the roll call was dispensed with and she attested the presence of a quorum. There being no objection, President Palma called the meeting to order.

#### Term Of Reference And Agenda

President Palma laid before the assembly the Term of Reference in the conduct of the assembly to make the meeting orderly and participatory by giving all those who attended the chance to be heard.

Agenda:

1. Reading of the minutes of the General Assembly on March 5,2011
2. President's report
3. Treasurer's report
4. Future plans and programs

#### President's Report

The President acknowledged the accomplishments and contributions of the past presidents and officers especially the present members of the Board. He began to discuss the prime issue raised by Col. Pagdilao on the March 5, 2011 General Assembly, as stated in the Minutes of the said meeting regarding the Amended By-Laws submitted to the HLRUB on May 2009 but could not be found anymore for unknown reasons. President Palma stated that at the beginning of his one- year term of office on June 2012, he asked for an authority from the NCEHA Board to reconstruct the Articles of Incorporation and By-Laws with the assistance of the ConCom headed by Mr. Peter Paul Pineda and Mr. Albert Lesaca. With the help and guidance of the Lord Almighty, the Articles of Incorporation and By-Laws, in compliance with

the Magna Carta for Homeowners and Homeowners Association (R.A. 9904) and its Implementing Rules and Regulations was approved by the HLURB on November 20, 2012 and was formally received last January 2, 2013. The President reiterated that this is one of the most significant accomplishments of the Board because without it, any association's endeavor will be an exercise in futility. The President told the body that the incoming officers will be able to accomplish more because now they have the legal personality to go after the delinquent members and enforce the law to lead the community. He continued to report on the accomplishments regarding:

1. Administrative matters;
2. Legal matters;
3. Infrastructure;
4. Peace and Order and Security;
5. Health and Sanitation;
6. Environment;
7. Grievance Handling;
8. Social Responsibilities;
9. Support and Coordination with the Local Government;
10. National Government;
11. NGO's and NGA's.

All the reports of the President were supported with documents and pictures and were presented through PowerPoint. Copies were distributed with the advice that more were available at the office upon reproduction.

### Treasurer's Report

The Treasurer reported the income statement for the year June 2011 to February 2013. Copies were distributed and were made available for other members who had not attended the assembly.

### Adoption Of The Reports

The assembly expressed their satisfaction and appreciation for the performance of the present officers by adopting and approving the said reports. Mr. Donald Geocaniga moved for the adoption and was seconded by Mr. Jose Tolentino. The presiding officer asked if there was an objection and hearing none the motion was carried.

### Other Matters

1. Mr. Danny Dimayuga, of Diego Silang St. moved to file cases against delinquent members and to increase the homeowner's monthly dues as follows:
  - a. Townhouse: from ₱200 to ₱300
  - b. Flexihome: from ₱215 to ₱360
  - c. Quadhouses: from ₱250 to ₱400

And to implement it starting when the new officers will start their term of office. The motion was seconded by Mr. Sonny Marcelo. The chair asked if there was an objection and hearing none the motion was carried.

2. Mr. Peter Iblan from Lapu-Lapu St. proposed the following:
  - a. Inspection and Installation of Fire Hydrants and purchase fire hoses at least 150 meters per hydrant.
  - b. To hold regular Fire drills and conduct Risk Reduction Management in different zones.
  - c. Clean up of all drainage and septic tanks inside the subdivision.
  - d. Made available map of fault lines, subdivision plans, sewerage, electrical, water, telephone and complete geodetic survey pertaining to home lots, alleys, roads open spaces and other facilities turned over by the developer BDC now HGC.
  - e. Relocate Meralco transformers from underground to overhead.
  - f. Pursue the support and help of the Barangay to adopt and support the implementation of Resolution 12-12, other resolutions, rules and regulations and continue to file cases against those who destroyed and opened our perimeter walls and used them as commercial spaces and eateries.
3. Mr. Willie Quito from Andres Bonifacio St. proposed the following:
  - a. Strict Implementation in impounding of stray animals such as dogs and cats.
  - b. Strict rules on dog's excreta on the streets.
  - c. Cutting and trimming of trees.
  - d. Composting of leaves and cuttings for fertilizer production.

4. Mr. Bert Morales of Gabriela Silang St. moved that all roads must be paved like that of Main road or J.P. Rizal St. as donated by Congressman Castelo. Alleys must be restored, streetlights, parks, open spaces, parking spaces and other facilities must be maintained properly by turning it over to the city government. Director Maranon seconded the motion. The chair asked if there was an objection and hearing none the motion was carried.

The Assembly recognized the importance of these resolutions and suggestions and admonished the incoming officers to focus on the aforementioned matters.

Director Dodie Dimalibot lengthily discussed the salient feature of the amended Constitution and By-Laws and clarified some of its provisions in compliance with RA 9904. He asked the Body if there were any question, suggestion, or changes that they want. On the other hand, Mr. Rey Victoria suggested that three copies each of the amended by-laws and rules and regulations be distributed to the zones. Mr. Albert Lesaca, however, assured them that they can get it through the email address of NCE1HOA or NEWS CAP.

## Election

The President announced that the regular elections of the officers of the NCEHOA will be on the second Sunday of April, 2013 as provided for in the Constitution in By-Laws.

Director Maranon nominated Mr. Albert Lesaca to be the chairman of the Election Committee, and authorized him to choose his members and convene them as soon as possible.

Director Ramos seconded the motion and hearing no objection, the motion was approved.

Before adjourning, the President asked the body if there are any questions, clarifications, or suggestions they wished to be addressed.

Finally, Mr. Geocaniga moved for the adjournment of the general assembly and was seconded by the rest.

The meeting adjourned at 4:30 pm.

Prepared by:

(SGD) Dr. Lydia D. Ramos  
Concurrent Secretary

Attested by:

(SGD) Leandro C. Palma  
President

It was duly moved and seconded that the minutes of the previous General Assembly be adopted and approved as reported.



## The Treasurer's Report By Lydia Depra-Ramos

### FINANCIAL STATEMENT January to December 2014 Consolidated

Month	Beginning Balance	Add: Income	Total	Less: Expenses	Ending Balance	Less: Ret. Check	Adjusted End Balance
Jan	₱82,204.20	₱373,775.50	₱455,979.70	₱300,561.49	₱155,418.21		₱155,418.21
Feb	155,418.21	305,147.86	460,566.07	179,240.15	281,325.92		281,325.92
Mar	281,325.92	193,625.93	474,951.85	227,898.09	247,053.76		247,053.76
Apr	247,053.76	131,702.50	378,756.26	177,405.74	201,350.52		201,350.52
May	201,350.52	183,852.82	385,203.34	179,221.75	205,981.59		205,981.59
Jun	205,981.59	174,101.98	380,083.57	209,515.07	170,568.50		170,568.50
Jul	170,568.50	207,997.93	378,566.43	207,599.24	170,967.19		170,967.19
Aug	170,967.19	175,485.46	346,452.65	162,498.98	183,953.67		183,953.67
Sep	183,953.67	128,962.97	312,916.64	178,614.97	134,301.67		134,301.67
Oct	134,301.67	116,617.42	250,919.09	194,539.89	56,379.20		56,379.20
Nov	56,379.20	165,373.00	221,752.20	139,984.94	81,767.26		81,767.26
Dec	81,767.26	293,293.04	375,060.30	228,359.26	146,701.04	20,000.00	126,701.04
<b>Total</b>	<b>₱1,971,271.69</b>	<b>₱2,449,936.41</b>	<b>₱4,421,208.10</b>	<b>₱2,385,439.57</b>	<b>₱2,035,768.53</b>	<b>₱20,000.00</b>	<b>₱2,015,768.53</b>

Note: For detailed breakdown per month, please see January to December 2014 Financial Statements



## The President's Report By Leandro C. Palma

### 10 most important accomplishments of the 2013-2015 Board

1. We won the approval of the new Articles of Incorporation and Constitution and By-Laws. These documents are now registered with the HLURB in compliance with the Magna Carta for Homeowners Association or RA 9905 and its Implementing Rules and Regulations.
  - ⊕ The Articles of Incorporation and Constitution and By-Laws bear Registration No. 01638 dated January 2, 2013.
  - ⊕ This settles once and for all the question of the Association's legitimacy.
  - ⊕ There is, however, an unwritten rule that the Board of Directors and the Officers of the Association are duty-bound to render service on a 24/7 basis.
2. We went on-line with the creation of the Association's email address and community newspaper.
  - ⊕ You may now contact the Association by email at [ncenewscap@gmail.com](mailto:ncenewscap@gmail.com).
  - ⊕ For community news, notices, human interest items, disaster preparedness, household tips, and important laws, rules and regulations governing most aspects of community life, please visit our Association's website at: <http://newscapitolstatesnewscap.yolasite.com>. Most items are downloadable.
3. In compliance with our Constitution and By Laws, we consolidated, updated and codified all past Board Resolutions into one coherent manual known as the **Implementing Rules and Regulations of 2014**. It governs the relationships between human beings interacting with one another inside this subdivision.
  - ⊕ As mentioned earlier, this is posted on our Association's website. Alternatively, you may purchase a printed copy at our Multi-purpose Hall Office for ₱100.00 (please allow for reasonable time for its printing as we do not carry these in stock).
4. We recovered the Subdivision Plan which indicates the streets, sidewalks, pathways, parks, and common spaces owned by the Association by virtue of the turnover made by Bliss Development Corp. to the Association. In this connection, we have identified each subdivision lot and have the survey maps to prove it. This will be the means by which:
  - ⊕ Lots, alleys, pathways and sidewalks owned by the Association that have been illegally taken over by some homeowners shall be recovered. Parking spaces, especially in communal parking lots will be realigned and allocated equitably.
  - ⊕ Turnover to the City Government of streets and open spaces which we would otherwise have to maintain as well as pay real estate taxes shall be enabled. Documents to this effect are now in the hands of HGC for their study, approval and direct turnover to the Quezon City Government. Anticipating the turnover, the Quezon City Government in turn has prepared fully funded projects for the cementing of all the subdivision streets, including tiling of sidewalks and pathways.
  - ⊕ Unfounded claims made by some homeowners over ownership of Association-owned lots may legally be repudiated.
5. We successfully began the recovery of our perimeter wall along Commonwealth Avenue from unscrupulous parties who have breached it and put up illegal establishments for personal gain. In this connection, criminal cases have been filed against:
  - ⊕ Homeowners responsible for breaching the wall and who refuse to vacate and remove their illegal establishments built on or upon the perimeter wall;
  - ⊕ Persons who have been illegally peddling "rights" to use the Perimeter wall.
  - ⊕ Eateries thereon, some of which have been operating for the last 15 years, have likewise been closed for lack of sanitary permits.

It should also be noted that the breaches in the wall have been used by criminal elements to enter the subdivision without being detected.
6. We put in effect an efficient and effective method of collection of dues, including mediation, publication of names at the gate and filing of cases at HLURB.
  - ⊕ A total of 49 recalcitrant homeowners, some of whose accounts have been outstanding as far back as the mid-1980s have been charged before the HLURB which has ruled in favor of the Association. A few have paid and entered into compromise agreements with the Association. For those who have chosen to ignore the decision, all that remains is for the Order of Execution of judgment to be issued by the HLURB, after which the City Sheriff will be tasked to enforce payment, the main methods of which are:
    - a. Seizure of goods to the value of the debt at the Defendant's address;
    - b. A Charge Order, which secures the Judgment debt by way of a charge over the Defendant's property;
    - c. An Attachment of Earnings Order, which orders money to be stopped from an individual Defendant's wages to pay the debt;
    - d. A Third Party Debt Order that freezes money held by a person, organization or institution such as a bank or building society which might otherwise be paid to the Defendant.; and
    - e. Finally, as a general rule all Court fees, costs and interest to be claimed are payable by the Defendant during the process of recovery.
7. We improved security, traffic and parking, and disaster preparedness
  - ⊕ We are in the process of recovering parking spaces in communal parking lots being claimed as theirs by homeowners.



- ⊕ To enable fire and emergency vehicles to enter the subdivision, only one-side parking is allowed on all narrow streets. Parking on both sides is allowed only in the main road, JP Rizal Street.
  - ⊕ One-way traffic has been declared along Gabriela Silang St., Lapu-lapu St., and in the streets of Zone 1.
  - ⊕ Certain areas, such as the closed gates of the subdivision at the end of Emilio Jacinto St., Andres Bonifacio St., Juan Luna St., Diego Silang St., and JP Rizal St. as well as all path-walks have been declared as fire lanes, which means no obstructions shall be allowed thereat.
  - ⊕ Put up signages and CCTV cameras on various places to aid implementation of safety and security, one-way traffic, parking, and fire lane rules and regulations in line with disaster preparedness and fire-fighting capabilities.
  - ⊕ Coordinated with gov't agencies and barangay to implement our security measures.
  - ⊕ Acquired 4 small fire extinguishers and refilled the 2 large existing ones in readiness to fire emergencies inside the subdivision.
8. We have ejected notoriously undesirable elements from the community.
- ⊕ Disallowed **Mr. Dominador Malong**, a taho vendor, from plying his trade inside the subdivision due to homeowner's complaint about his habit of borrowing money from homeowners without paying it back. He is also said to have acted as a pimp for young lady students in need of money. His activities have been noted in neighboring subdivisions, where he has also been barred.
  - ⊕ Evicted **Ms. Pantranklyn "Erika" Cerbito** on complaint of several homeowners. Ms. Cerbito who, habitually and while under the influence of liquor and/or drugs, quarreled with other residents. generally making a nuisance of herself, besides consistently failing to pay the rent due her homeowner-landlord.
  - ⊕ Resolution 29-14 has also been filed seeking the legal eviction of three (3) more persons as follows:
    1. **Mr. Dennis Duhatin**, a helper of Mrs. Julieta Valdez residing at the Flexihomes who is mentally ill, and as such is dangerous and unpredictable. He has stabbed three (3) pedestrians namely, a Convergys employee, a student, a vendor and stoned the left chest of Mr. Bondoc, a senior citizen homeowner also of Flexihomes while he walking along the sidewalk in Commonwealth Avenue fronting the New Capitol Estates.
    2. **Mrs. Merlita Macalalad**, a squatter who destroyed portions of our perimeter wall and illegally sold "rights" for these to be occupied by Major Usam, Ruel Rullan and the other eatery establishments. Said establishments operated for over ten (10) years until they were ordered by the Quezon City Building Official to cease and desist from operating. She then tried to sell the vacated space to a Korean national residing in the subdivision for ₱120,000.00, which fortunately was aborted. She continues to maintain the illegal opening of the perimeter wall where teenagers are allowed to engage in pot sessions for a fee.
    3. **Mr. Harjinder Singh**, an Indian national, renter at Block 24 Lot 8. He is a known drug addict with a record of arrests for drug-pushing and treatment at the Molave Rehabilitation Center. He has been identified by his Filipino cohorts who were arrested by our concerned citizens as the mastermind in the kidnapping of Indian nationals as well as a major drug pusher operating inside our subdivision.
9. We have enhanced environmental awareness and started a continuing beautification drive.
- ⊕ Repaired and painted children's playground facilities at the park, added more seesaws and installed calisthenics bars.
  - ⊕ Planted flowering shrubs and ornamentals around trees in the park.
  - ⊕ Created a waste management and recycling facility equipped with three (3) pedal-powered trikes for the collection of recyclables and uniforms for maintenance men (funded by a ₱20K donation from Sunday vendors along Commonwealth Ave.), and a wood-chipping machine (donated by Rep. Winnie Castelo). The facility is located behind the existing Basketball and Tennis Courts.
  - ⊕ Established a demo urban farm for vegetables (a ₱72K project).
  - ⊕ Set up a vermi-composting facility at no cost to the Association under the auspices of Mr. Antonio Lacaba of Lot 7, Block 31 to. This project is foreseen to be income generating as it aims to supply organic fertilizer out of vegetation debris (thereby reducing waste) while propagating African worms for sale.
  - ⊕ Converted fallen tree trunks into park benches and tables.
10. We have opened a secure gate directly linking the subdivision with Ever-Gotesco Mall. The gate, which is manned by a security guard, is open only during the hours that the Mall is open. It not only saves residents time, energy and fuel expenses but also reduces the exposure of residents to hold-uppers, cellphone snatchers, stabbings, addicts, Dugo-dugo gangs and other criminal elements who operate outside of our subdivision.

These are the 10 most important accomplishment of this Board under my watch.

There is, however, a special report concerning our water and sewerage provide, Maynilad. May I turn over the floor to Engr.. Peter Iblan, Zone 4 Representative and concurrently Chairman of Construction, Repair, Renovation and Facilities Management Committee for this presentation which has to do with the installation / Rehabilitation of fire hydrants to replace the old and defective fire hydrants. (a ₱2M project of Maynilad Water) and de-clogging and servicing of all visible septic tanks by Maynilad as requested by the Association. Mr. Iblan, who is connected with Maynilad, will also dwell on some terminologies used in connection with sewage and sewer systems.

## Report on Fire Hydrants and Sewage Systems of NCE By Peter Iblan

### Status Of Fire Hydrants Within New Capitol Estates I

	Location	Diameter	Type of Hydrant	Remarks
Jose P. Rizal	Block 2, lot 1	4 inches	Spring Hydrant	Active
	Block 25,lot 10	4 inches	Spring Hydrant	Active
	Block 26,Lot 14	4 inches	Stand pipe	For pull out, not connected to water main
Diego Silang	Block 27,Lot 6	4 inches	Stand Pipe	For pull out, not connected to water main
	Block 28,Lot 1	4 inches	Spring Hydrant	Active
Juan Luna	Block 29, Lot 1	4 inches	Stand pipe	For pull out, not connected to water main
	Block 29, Lot 10	4 inches	Stand pipe	For pull out, not connected to water main
	Block 30,Lot 01	4 inches	Spring Hydrant	Active
Emilio Jacinto	Block 31, Lot 7	4 inches	Spring Hydrant	Active
Andres Bonifacio	Block 5, Lot 2	4 inches	Spring Hydrant	Active
	Block 25, Lot 36	4 inches	Spring Hydrant	Active
Lapu-Lapu		4 inches	Stand pipe	For pull out, not connected to water main
Gabiela Silang	Block 20, Lot 1	4 inches	Barrel Type	Active
	Block 20, Lot 11	4 inches	Stand pipe	For pull out, not connected to water main
	Block 15, Lot 28	4 inches	Stand Pipe	For pull out, not connected to water main
	Block 23, Lot 10	4 inches	Spring Hydrant	Active

#### Notes:

1. Spring hydrant keys c/o Maynilad - Fairview Commonwealth Branch, Tel. (02) 981-3459, or call Arnel Regalado +63 920 918 3225
2. Fire Hoses are to be provided by NCE (not yet available at present)

### List of NCEI Septic Vaults

Location	Address	No. of Home Units	Remarks
Emilio Aguinaldo	Block 1	14	Condo Type
J.Abad Santos	Block	21	Condo Type
A. Bonifacio/G.Del Pilar	Block	22	Condo Type
G. silang/A. Bonifacio	Block	13	Condo Type
Alley/G. silang	Block	12	Condo Type
G. Silang/Block 6	Block 6	13	Condo Type
G. Silang/Block	Block	8	Condo Type
G. Silang/Block	Block	8	Condo Type
G. silang/Block	Block	10	Condo Type
G. Silang/Block 9	Block 9	9	Condo Type
G. Silang/Block	Block 9	9	Condo Type
G. Silang/Block 23	Block 23	10	Condo Type
G. Silang/Block 24	Block 24	10	Condo Type
Lapu lapu/Block 10	Block 10	20	Condo Type
Lapu lapu/Block 10	Block 10	18	Condo Type
Lapu Lapu/Block	Block	14	Condo Type
Lapu Lapu/Block	Block	16	Condo Type
Lapu Lapu/Block	Block	8	Condo Type
Lapu Lapu/Block	Block	8	Condo Type
Lapu Lapu/Block 13	Block 13	7	Condo Type
Lapu Lapu/Block 13	Block 13	7	Condo Type
Lapu Lapu/Block	Block	10	Condo Type
G. Silang/G. Silang	Block	15	Condo Type
G. Silang/Lapu Lapu	Block	13	Condo Type
G. Silang/Lapu Lapu	Block	11	Condo Type
G. Silang/Lapu Lapu	Block	8	Condo Type
G. Silang	Block	16	Condo Type
J. Rizal/G. Silang	Block	16	Condo Type
Gabriela Silang	Block 25	5x4	Quad
G. Silang	Block 25	4x4	Quad
G. Silang	Block 26	5x4	Quad
G. Silang	Block 26	6x4	Quad
J.P. Rizal	Block 27	3x4	Quad
J.P. Rizal	Block 27	4x4	Quad
J.P. Rizal	Block 28	4x4	Quad

### List of NCEI Septic Vaults (Continued)

J.P. Rizal	Block 28	5x4	Quad
Diego Silang	Block 29	5x4	Quad
Diego Silang	Block 30	5x4	Quad
Diego Silang	Block 30	3x4	Quad
A. Bonifacio	Block 31	6x4	Quad
A. Bonifacio	Block 32	3x4	Quad

Total No. of Septic Vaults: 42

Note: Maynilad is unable to provide free desludging maintenance for a number of septic vaults because there is no access to them as they are have been overlaid by structures erected by the homeowners on whose property the vaults are located.



### Other Accomplishments

To be sure, there are many other accomplishments we can proudly point out, but for lack of time, allow us to simply scroll through them, if only to let you know the length and breadth of our efforts to improve the community services being provided for your sake:

#### Description

1. Passed a total of 50 Board Resolutions
2. Asphaltting of Main road c/o Cong. Winnie Castelo (a ₱2M project)
3. Repair of Road by asphalt patching at E. Jacinto St. In coordination with St. Peter Shrine.
4. Asphalt patching of potholes and concrete backfilling in Lapu-lapu, A. Bonifacio and parts of G. Silang.
5. Conducted Zone meetings with homeowners to know their concerns, issues and suggestions on peace and order, cleanliness and environment.
6. Creation of Grievance Committee to settle neighbors' conflict.
7. Creation of Arbitration Committee for members not in good standing.
8. Restrictions and impounding of stray / unleashed dogs and cats.
9. Construction of shed and railings going to the exit area for pedestrians' safety.
10. Painting of entrance wall with art works from concerned citizens such as Mrs. Beth Ferrer of Screenwide, Inc., Mr. Donald Geocaniga of Flying House, Inc. and Mr. Andy Palma who holds the rank of Major in the Reserve Command with the assistance of troops of the AFPRESCOM.
11. Worked for the replacement of four (4) old transformers and six (6) underground power cables by Meralco (which caused 4 brownouts in 2 year). Ancillary to this was the clean-up of underground drains whose overflow contributes also to cable malfunction.
12. Granted the president an emergency fund of ₱5,000.00 subject to liquidation.
13. Conducted COMELEC voter's registration for new and old voters in Oct. 2014 with the help of Councilor Precious Castelo.
14. Clean up, cutting and trimming of fallen and damaged trees caused by Typhoon Glenda. In this connection, with financial assistance from the NCE Chapel we have purchased a chain saw and cutting tools, and requested 24 ten-wheeler trucks from the City hall and 4 trucks from Bgy. Batasan. Maintenance men from City Hall, Barangay, NCE Chapel and concerned citizens including Indian nationals helped in the clearing operation. It took 2 months to fully clear the community of typhoon-related debris.
15. More on NCEHAL security and safety:
  - a. Put up safety railings in the exit walk to protect d pedestrians
  - b. Closed some of the openings at the perimeter wall with the help of MDAD, police and army.
  - c. Painted the perimeter walls and closed some of the openings with G.I. sheets and put up *No Trespassing* warning signs with paint donated by the Sunday vendors of Commonwealth Avenue. Labor was provided by the Armed Forces Reserve Command (AFRESCOM).
  - d. Requested the MMDA to relocate the U-Turn at Commonwealth for the safety of our motorist.
  - e. Replaced security agency twice for poor performance and beefed up the existing group by adding 2 more security guards and detailing Alex Testigo at the pedestrian gate.
  - f. Replaced two CCTV cameras donated by Cong. Castelo which was struck by lightning with eight CCTV cameras and monitor – four installed at the gate and four at the intersection of JP Rizal and A. Bonifacio Street.
  - g. Purchased a motorcycle (₱31K) for fast and quick response and provided gasoline from the personal money of the President.
  - h. Purchased additional three handheld Motorola VHF radios (₱15K each) for the use of the guards.
  - i. Coordinated with barangay officials for the enforcement of curfew for minors, impounding stray animals, other and regulations.
  - j. Arrested 3 akyat-bahay gang members and filed a corresponding complaint.
  - k. Arrested a gay thief at G. Silang for stealing a laptop and filed a corresponding complaint.



- l. For the first time in the history of NCE 1, no robbery happened last Christmas of 2014.
  - m. Coordinated with Police station 6 and Councilor Ludovica for the arrest the Gapos gang operating at Commonwealth QC. It was this gang that robbed the Dental Clinic of Dra. Paulina Sicat located in JP Rizal, our main street.
  - n. Conducted weekly meetings with the security agency for situationers.
  - o. Put up a security bay inspection area for taxis and cars w/out stickers at the gate.
  - p. Implemented stricter security measures for crime prevention and coordinated with the men of Councilor Ludovica together with the Commonwealth Discipline area volunteers for crime prevention through the AQCHAI.
  - q. Attended Peace and Order Meetings with the heads of Police, Barangay officials, Subdivision Officers and government officials in coordination with AQCHAI.
16. Successfully conducted a raffle as fund raising for the NCE street lighting. The raffle netted the Association some ₱100,000.00.
  17. More on environmental concerns:
    - a. With the cooperation of NCE-II officers, work on the flood prevention at the lower G. Silang began with the patching up two big holes at the wall near their Ilang-Ilang side. Flood waters were thus diverted towards Dona Pilar, Country Movers and Filinvest 1, but in the end it still ended up passing through the walls of the Lot near the left side of NCE2 and flooding the same area. With the assistance of Sec. To the Mayor Taddy Palma and his staff, plans and cost estimates were drawn up to install large and lengthy culverts to divert water directly into the Marikina River via Filinvest 1 for a lasting solution. Barangay Captain Abad lent a hand in convincing neighboring subdivision and lot owners ex Secretary Canlas and Mrs. Miguel to consent to the project, which is expected to cost ₱5M. All that remains is for the the turn-over of our streets and open spaces now on going with HGC and the Quezon City Government to take effect.
    - b. Clean and Green and Waste Segregation awardee for the years 2013 and 2014.
    - c. Participated in City Hall-conducted Environment Police seminars with the result that our graduates have been officially deputized with full power to issue citation tickets for violators.
    - d. Conducted anti-denque fogging for in different affected areas of our subdivision through the assistance of Councilor Precious Castelo.
    - e. Trimming and cutting of forest trees and coconut trees inside the subdivision after securing the necessary permits from the DENR and PHILCOA.
    - f. Planted fruit trees and vegetables in open spaces.
    - g. Cleaned-up of all open spaces.
  18. Restored typhoon-damaged outdoor lights and the park's music sound system.
  19. The basketball court was improved courtesy of Fr. Marlou Lemaire, who funded painting the court with rubberized paint, had a scoreboard installed, replaced all the lights, and sponsored a basketball tournament for the youth – complete with uniforms – at estimated cost of ₱100K.
  20. While there has been no improvement in the Tennis court, it has been properly maintained by the Tennis Club, which takes care of all expenses and pays the Association a fee of ₱550.00 a month.
  21. Reconstruction and air-conditioning of our Multipurpose, a project for which plans and funding has been prepared courtesy Councilor Precious Hipolito Castelo. In this connection, steps have been taken to evict the Kababaihang Masigla ng Nueva Ecija from the premises which has been using a portion of the hall without rent or payment for water consumption. No less than former Rep. Dante Liban has belied their claim of being given the privilege to occupy the space as a Cooperative, inasmuch as the New Capitol Estates Cooperative Foundation, Inc. to whom the privilege was attached has long ago ceased to exist. Further, the Kababaihang Masigla ng Nueva Ecija cannot be considered one and the same as the New Capitol Estates Cooperative Foundation, Inc.
  22. Plans are afoot for the following:
    - a. Improvements of open spaces, such a stage, cover for the tennis court, a swimming pool, a volley ball area, and badminton courts.
    - b. Facilities for Senior Citizens
    - c. Establishment of an Association-based Cooperative which may enter into a private-public venture using properties owned by the Association.
    - d. MOA between the Catholic sub-parish and the Association governing the use of the grounds presently occupied by the Chapel and Rectory.



## Forum

A forum followed the President's report. Homeowners present were provided with ballpens and paper in order that they could write down their concerns, comments, opinions. These were then collected and brought to the resource panel.

HLURB Attorneys Venus de Vera, Alma Sheila Liquigan, Princess L. Buan, and Lee

Merck Mina fielded questions on RA 9904 (the Magna Carta for Homeowners Associations), its Implementing Rules and Regulations (HLURB Resolution No. 877, Series of 2011), and other legal matters.

On the other hand, the members of the Board addressed themselves to questions concerning the operations of the Association itself, particularly on the state of its finances, security, the poor condition of subdivision streets, street lighting, sewer

and sewage concerns – most especially about the perennial flooding along low-lying areas of the subdivision.

Most of those present expressed appreciation for the Board's having accomplished so much in two years. They hoped that the new Board elected this coming April 12 would continue the work began by the incumbent administration.



**NCEHAI COLLECTION CASES FILED**

**HLURB Case # HOA – 052813-1844**

Name	Amount
1. Romeo Fernandez	₱57,925.00
2. Rachele Lumibao	49,900.00
3. Yasir Pangadapun	43,350.00
4. Donald Martinez	45,620.00
5. Regie Romero	42,400.00
6. Francisco Datar	27,000.00
<b>Total</b>	<b>₱266,195.00</b>

**HLURB Case # HOA – 063014-2071**

Name	Amount
1. Isidro Yee	₱38,400.00
2. Lydia Piano	35,200.00
3. Romualdo Encina	35,000.00
4. Corazon Tagudin	32,400.00
5. Lydia Ballesteros	31,450.00
6. Benigno Gotoc	31,200.00
7. Daisy Agato	27,650.00
8. Milagros Abueg	27,050.00
9. CristySubol	26,560.00
10. Rosario Alonzo	25,550.00
11. Lito Rivera	25,500.00
12. Susan Viri	24,050.00
13. Nancy Calunod	23,700.00
14. Juliet Peredo	21,200.00
15. Clemence Bonrostro	19,300.00
16. Ciriaco Alfeloro	15,050.00
<b>Total</b>	<b>₱439,260.00</b>

**HLURB Case # HOA – 030615-2200**

Name	Amount
1. Zafiro Lauron	₱33,300.00
2. Fe Amparo	22,600.00
3. Rodrigo Ria	20,950.00
4. Julieta Valdez	18,250.00
5. Ahmed Ibad	17,350.00
6. Valeriano Babista	17,265.00
7. Melba Revis	17,250.00
8. Francisco Daus	16,550.00
9. Roberto Regino	16,500.00
10. Paz Ariola	16,350.00
11. Alberto Morales	15,900.00
12. Roberto Catubay	15,250.00
13. Alfredo Sulit	13,550.00
14. Precy Maranon	13,500.00
15. Madid Pangandaman	13,500.00
16. Carmen Buna	11,790.00
17. Erlinda Macalalad	11,600.00
18. Elnora Villanueva	11,300.00
19. Nora Esquijo	11,200.00
20. Edilberto Martinez	10,600.00
21. Rhodora Rey	9,300.00
22. Gil Vicente	9,000.00
23. Ellen Refuerzo	8,500.00
24. Lourdes Dela Cruz	8,000.00
25. France Castro	7,700.00
<b>Total</b>	<b>₱367,055.00</b>

Please note that the sum of all these collectibles amounts to ₱1,072,510.00.

If only we had that amount, we could have had a large segment of our streets cemented!

To get a *rough* idea of how many months long the individual defaulting homeowner's account has amount has been outstanding, divide the amount by ₱400.00 which is the *highest* monthly fee being collected at present (from quad units).

For example, France Castro who has the least outstanding amount due at ₱7,700.00 would be roughly 19.25 months overdue. That is more or less 1-1/2 years.

Romeo Fernandez, with ₱57,925.00 outstanding, is roughly 144.8 months overdue, which is about 12 years late! In truth, he is overdue by much more than that. The dues charged for quad units such as his from 1984 up to 2013 was only ₱300 a month.

Please do not wonder why the Association has sued these homeowners for collection. This should have been done long ago. They have been living off the contributions of others for a long time, and this has got to stop. The homeowners dues charged by the Association are the lowest in the entire Metro Manila, and not one of homeowners can honestly make the claim of poverty as the reason for non-payment of monthly dues.

As the saying goes, "sa mga taong ayaw, laging may dahilan; sa mga taong may gusto, gagawa ng paraan."

And perish the thought of condonation being peddled by some who think that one way of wiggling out of overdue arrears is to get elected to the Board. Its not going to work, because these people can't run or vote, for the reason of not being in good standing in the first place.

To protect itself further, the Association has plans to charge interest and penalties on outstanding receivables in the near future.



IF YOUR DOG CAN'T DO THIS, YOU'LL HAVE TO DO IT YOURSELF.

**CURB YOUR PET!**

**General Assembly Pictorials**



*Pay to all what is owed to them: taxes to whom taxes are owed, revenue to whom revenue is owed, respect to whom respect is owed, honor to whom honor is owed. – Romans 13:7*