

PLAYA CALATAGAN VILLAGE NEWSLETTER



Annual General Membership Meeting Highlights

Last May 9, 2026, the Annual General Membership Meeting (AGMM) of the Playa Calatagan Village Homeowners Association was conducted despite some difficulties.



ELECTION POSTPONED

The HOA President, Arthur Edward Hyndman, called the meeting to order and formally announced the postponement of the HOA elections due to the ongoing election contest involving Landco Pacific Corporation (LPC) and Palacio Village Corporation (PVC).

Days before the election, the Nomination and Election Committee (NOMELEC), headed by Anita Desvari, suspended the voting rights of the developers – Landco Pacific Corporation (70 votes) and Palacio Village Corporation (78 votes) – due to non-payment of association dues and in the interest of fairness among all members.

Landco maintained that they are exempt from dues payment based on the HOA bylaws and subsequently filed an official complaint with Department of Human Settlements and Urban Development (DSHUD). The management is currently coordinating the necessary steps and awaiting further guidance regarding the matter. A new election date will be announced once the issue has been properly resolved with DHSUD.

MANAGEMENT REPORT



The meeting proceeded with the Management Report presented by Lea Bugtong, Village Manager.

Key accomplishments, updates on staff grass-cutting and clearing activities, current facility conditions, major ongoing projects, as well as water and electricity consumption updates were discussed during the presentation.

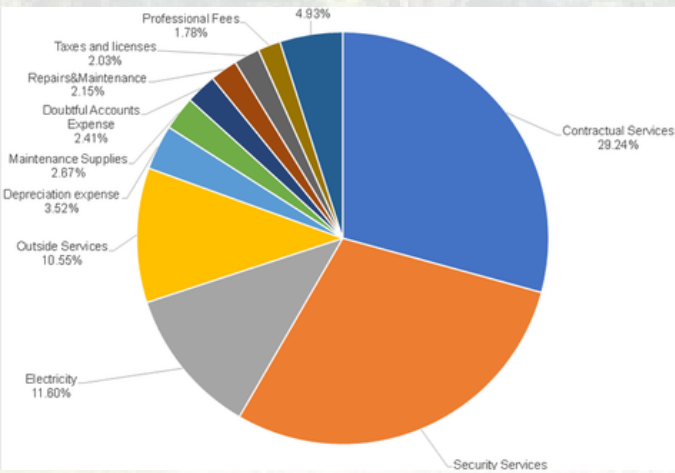
Management also highlighted the continuing lot-clearing initiatives being conducted by the landscaping team, which are being carried out at no additional cost to the HOA. These efforts form part of the Association’s ongoing commitment to maintaining the cleanliness, safety, and overall appearance of the village.

The management emphasized that the Association’s current priority remains focused on repair and maintenance programs, particularly in the electrical, safety, and technical aspects of the village. It was also noted that the village still requires substantial repair and rehabilitation works in several areas, which is why the HOA continues to prioritize essential maintenance and operational improvements to ensure the long-term stability, safety, and sustainability of the village.



FINANCIAL REPORT - BREAKEVEN STATUS

The financial report was presented by Eric Magcale of EJM and Associates. The report covered the 2025 audited financial statements prepared by Diaz Murillo Dalupan and Co., including the Association’s cash position, summary of revenues and expenses, and collection efficiency performance



Mr. Magcale highlighted that a significant portion of the Association’s expenses continues to be allocated toward the general upkeep and maintenance of the village. He also reminded members to continue submitting proof of payments, as the Association still has several unapplied receipts on record requiring verification and reconciliation.

CURRENT YEAR (MONTH & YTD) COLLECTION EFFICIENCY

	ASSOCIATION DUES		
	BILLED AMOUNT	COLLECTION AND DISCOUNTS	COLLECTION EFFICIENCY
2025			
JANUARY	1,913,490	1,202,569	63%
FEBRUARY	1,893,605	1,206,912	64%
MARCH	1,901,166	1,206,296	63%
APRIL	1,901,166	1,200,362	63%
MAY	1,901,166	1,185,398	62%
JUNE	1,905,943	1,160,442	61%
JULY	1,903,109	1,136,840	60%
AUGUST	1,887,301	1,107,376	59%
SEPTEMBER	1,903,168	1,051,278	55%
OCTOBER	1,903,168	1,068,021	56%
NOVEMBER	1,912,203	1,034,607	54%
DECEMBER	1,912,203	967,634	51%
SUBTOTAL	22,837,684	13,527,733	59%
YTD	180,102,585	128,057,548	71%

Additionally, he reported that the HOA’s financial standing is currently at breakeven status, meaning that the Association’s revenues are presently sufficient only to sustain the village’s common operational and maintenance expenses.

Members who wish to obtain copies of the Management Report, Financial Report, and the 2025 Audited Financial Statements may request them at the Administration Office during regular office hours.

Reclassification of Block 1, Lot 47

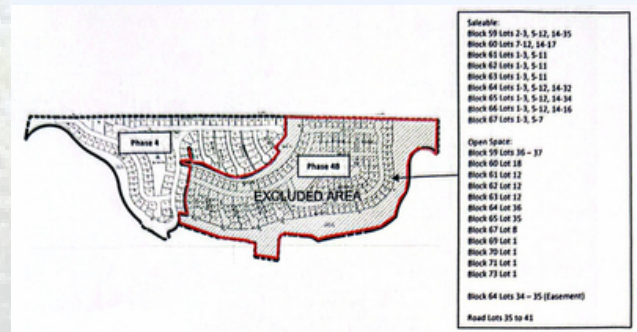
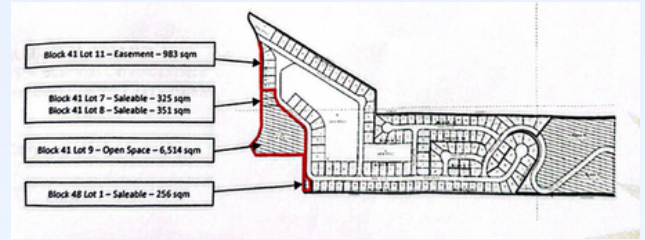
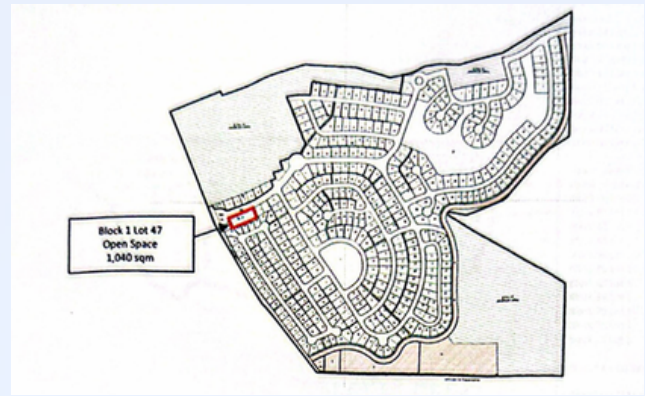
Landco also proposed the reclassification of Block 1, Lot 47, with an area of 1,040 square meters, from Village Administration Area to Open Space.

According to Landco, the Village Administration Office was instead constructed within the Hilltop Clubhouse in Phase 2B, which has a total area of 4,401 square meters and is currently being utilized by the HOA.

Additional proposed alterations include:

- Exclusion of saleable and non-saleable lots under Phase 3B from the Site Development Plan of Phase 3
- Exclusion of saleable and non-saleable lots forming part of Phase 4B from the development plan and license to sell of Phase 4

It was clarified during the meeting that while the latter items are considered minor revisions, the primary concern of the members remains the Beach Club area and its long-term allocation for the community.



ESTATE WATER RATE

The HOA proposed an adjustment in estate water rates from ₱15.00 to ₱17.00 per cubic meter. The Board emphasized that commercial users should have a separate rate from residential households due to significantly higher consumption levels and the commercial use of water resources. The proposed increase is also intended to help address rising operational expenses and support the planned rehabilitation of other deep wells within the estate.

Landco presented a sample operating expense report for the water system and maintained that current revenues remain sufficient to cover existing operational costs.

The HOA, however, emphasized that water revenues are variable and dependent on consumption, while operational expenses remain largely fixed. It was also highlighted that commercial operations, particularly CaSoBe, consume substantially more water than residential households and therefore should contribute a fairer share toward system maintenance and repair costs.

Landco proposed an alternative rate of ₱16.00 per cubic meter.

As an alternative measure, the Board resolved to implement billing equivalent to 80% of the deep well operational expenses amounting to ₱857,041.57. Landco subsequently sent a letter demanding the withdrawal of the billing.

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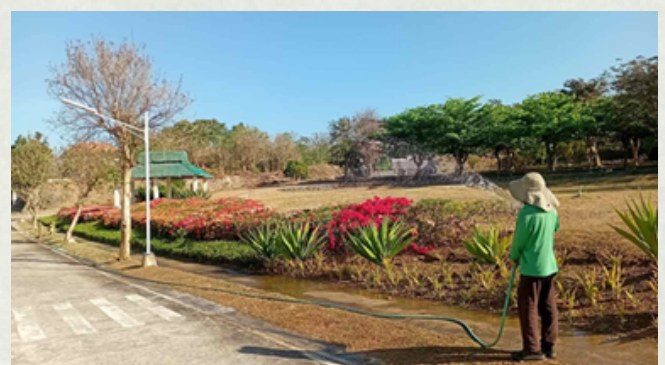
Days before the election, the Nomination and Election Committee (NOMELEC), headed by Anita Desvari, suspended the voting rights of the developers – Landco Pacific Corporation (70 votes) and Palacio Village Corporation (78 votes) – due to non-payment of association dues and in the interest of fairness among all members.

Landco maintained that they are exempt from dues payment based on the HOA bylaws and subsequently filed an official complaint with Department of Human Settlements and Urban Development (DSHUD). The Board also disclosed that Landco Pacific Corporation, through a formal letter, demanded the suspension of the AGMM and the HOA elections following the NOMELEC's decision to suspend the voting rights of the developers. Despite the demand, the Board decided to proceed with the AGMM to ensure that important operational, financial, and community matters could still be properly reported and discussed with the members.

The management is currently coordinating the necessary steps and awaiting further guidance regarding the matter. A new election date will be announced once the issue has been properly resolved with DHSUD.

MANAGEMENT REPORT

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Key accomplishments, updates on staff grass-cutting and clearing activities, current facility conditions, major ongoing projects, as well as water and electricity consumption updates were discussed during the presentation.

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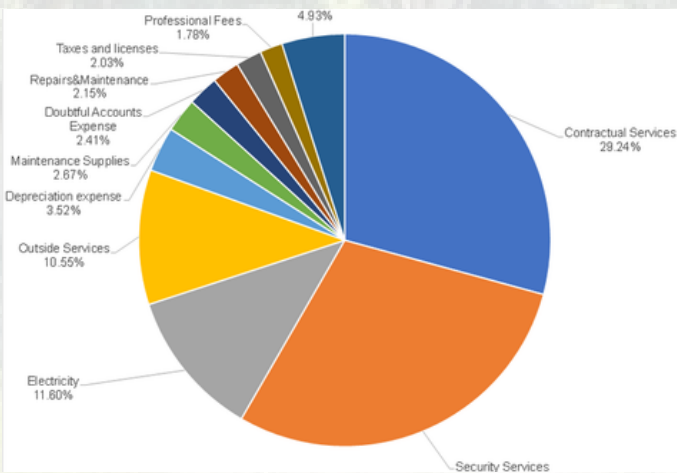
Management emphasized that the Association’s current priority remains focused on repair and maintenance programs, particularly in the electrical, safety, and technical aspects of the village. It was also noted that several areas still require major repair and rehabilitation works, prompting the HOA to prioritize essential maintenance and operational improvements to ensure the village’s long-term stability and safety.



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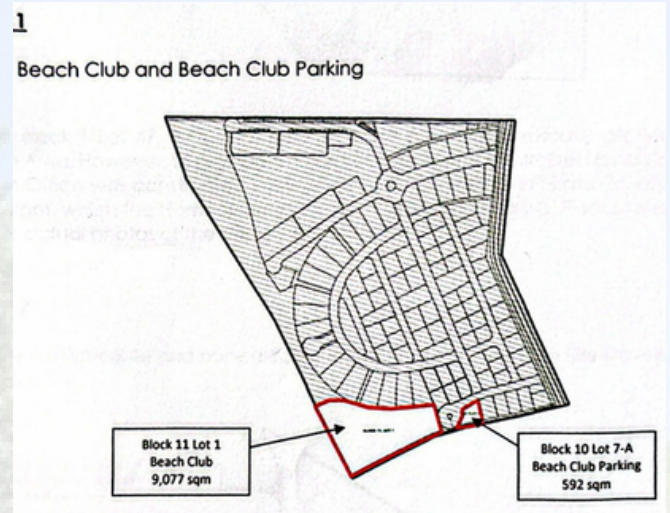
OTHER MATTERS – DEVELOPER ISSUES

This portion of the meeting focused on the ongoing concerns and issues involving the developer, Landco Pacific Corporation, and Palacio Village Corporation.

Prior to the AGMM, several meetings were conducted between the HOA Board, management, and representatives of Landco. During the discussion, Atty. Vincent Paul Ventus emphasized that these matters should be openly discussed with the members in the interest of transparency and to allow the community to participate in the decision-making process.

PLAYA CALATAGAN ALTERATION

Landco informed the HOA that it has filed an application with Department of Human Settlements and Urban Development (DHSUD) regarding the proposed alteration of Playa Calatagan Phases 1, 3, and 4. According to Landco, the purpose of the application is to align and regularize the project's Site Development Plan with the plan approved by the Municipality of Calatagan under Sangguniang Bayan Resolution No. 50 dated November 11, 2005.



Beach Club and Beach Club Parking

One of the major concerns discussed was the classification and allocation of the Beach Club and Beach Club Parking areas.



Lot 2-B-3-A, with a total area of 20,000 square meters was originally identified in the Playa Calatagan Phase 1 Site Development Plan as the Beach Clubhouse and Parks and Playground area.

However, in 2017, Calatagan South Beach (CaSoBe) was registered as a separate project. Landco explained that the proposed alteration seeks to redefine and separate the non-saleable areas between the projects

and to formally allocate the Beach Club (9,077 sqm) and Beach Club Parking (592 sqm) areas for Playa Calatagan residents.

It is the Board's belief that the originally intended Beach Club area extended from the beachfront up to the roadside. However, the Board believes that portions of the unfinished area were later developed and converted into saleable lots under Calatagan South Beach (CaSoBe).

During the discussion, several members expressed frustration and concern, emphasizing that the developer should deliver what was originally represented and promised to buyers based on the original site development plan during the selling period.



Site Development Plan 2005

CASOBE WATER RATE

The HOA proposed an adjustment in CaSoBe water rates from ₱15.00 to ₱17.00 per cubic meter.

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Landco presented a sample operating expense report for the water system and maintained that current revenues remain sufficient to cover existing operational costs.

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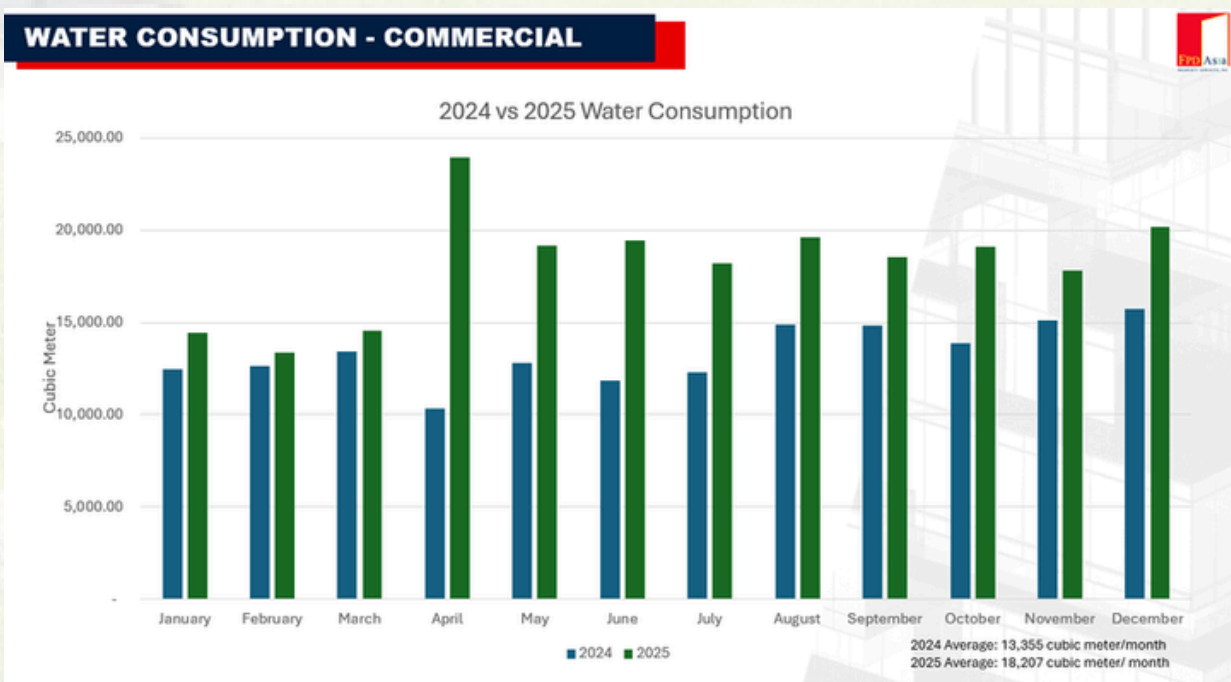
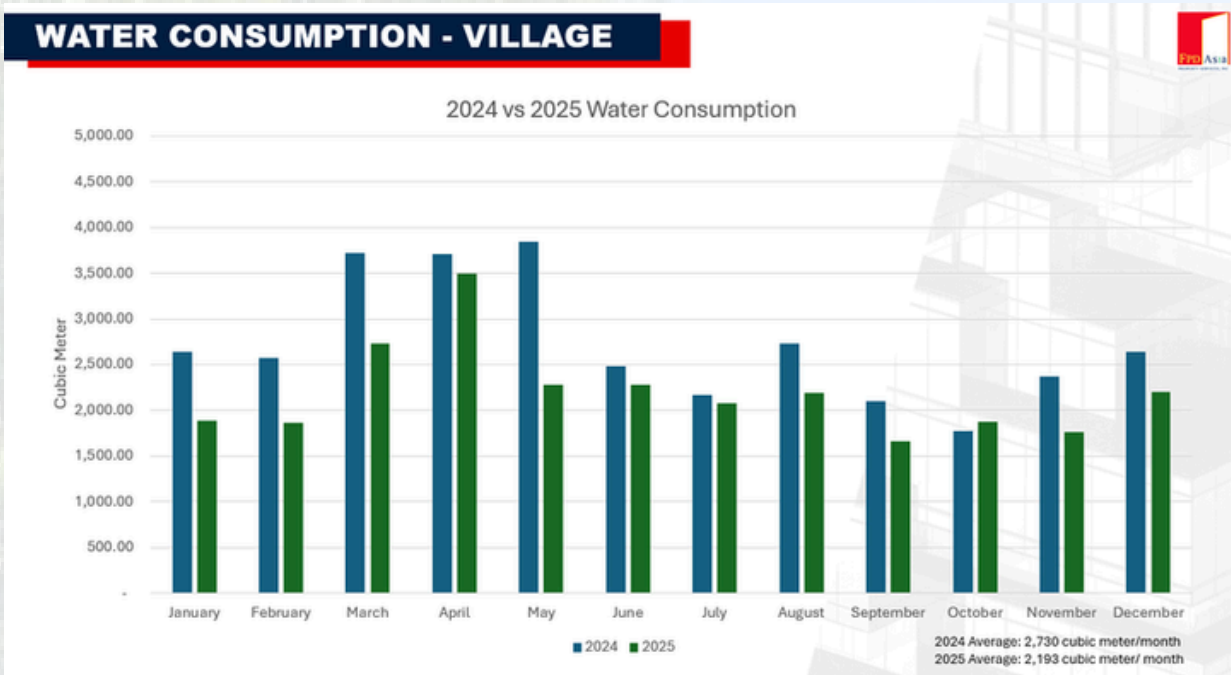
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As an alternative measure, the Board resolved to implement billing equivalent to 80% of the deep well operational expenses amounting to ₱857,041.57. Landco subsequently sent a letter demanding the withdrawal of the billing.

Based on the Management Report, the average monthly water consumption of CaSoBe for 2025 is approximately 18,207 cubic meters, while village residential consumption averages only 2,193 cubic meters per month.

Several members also shared their sentiments during the discussion, noting that:

- CaSoBe is an income-generating commercial operation and should be able to absorb the proposed increase;
- Higher commercial consumption affects water availability in both the village and Beach Club;
- Even at ₱17.00 per cubic meter, the estate water rate remains relatively low compared to similar developments; and
- Water rates have not increased since the beginning of operations despite rising maintenance and operational costs.



BENEFICIAL USERS FEE

In light of increasing maintenance costs and planned village improvements, the HOA proposed billing Landco Pacific Corporation and Palacio Village Corporation association dues for unsold lots/ dividend lots as a form of contribution to the upkeep and maintenance of the community.

Landco maintained that, under the HOA bylaws, unsold lots/ dividend lots owned by the developer are exempt from association dues and related charges.

The HOA, however, emphasized that the developer continues to benefit from village facilities, services, security, and the enhanced marketability and value of the unsold lots/ dividend lots. As such, the HOA believes that the developer should contribute a fair share toward community expenses, consistent with the principles under the 2024 Revised Implementing Rules and Regulations of RA 9904 or the Magna Carta for Homeowners and Homeowners Associations.

The matter will be elevated to DHSUD for clarification and guidance.

The HOA also reported that the total estimated equivalent contribution for 148 unsold and dividend lots, covering approximately 53,523 square meters at the current rate of ₱6.50 per square meter, amounts to approximately ₱347,899.50 per month.

THE OASIS POOL TILES

The repair of the Oasis Pool tiles remains an outstanding deliverable from Landco.

While initial repair efforts have already been undertaken, the HOA noted that the present condition of the pool remains unsatisfactory and not yet acceptable for turnover and regular use.

Landco proposed providing funds for the repairs to be managed by the HOA. Based on proposals received by the Association, the average retiling cost is approximately ₱1.9 million. Landco's current offer amounts to ₱533,310.97, covering only the retiling of the pool floor tiles.

The HOA expressed openness to either:

- Landco directly engaging a reputable contractor to complete the repairs; or
- The HOA undertaking the repairs, provided that the full repair cost is covered by Landco.

The Board emphasized that the priority is to restore the pool to full operational condition at the soonest possible time for the benefit and enjoyment of the members.



Pool tiles after the repair

PHASE 3 DEVELOPMENT CONCERNS

Another matter briefly mentioned during the meeting involved the reported plans of Palacio Village Corporation to commence land development or quarrying activities in the undeveloped portions of Phase 3.

The area has not yet been turned over to the HOA and remains classified under future development.

HOA President Arthur Edward Hyndman, Vice President William Falgui and VM, Lea Bugtong, attended a barangay hearing regarding the matter to express the HOA's concerns, particularly relating to flooding incidents experienced in 2024 and 2025 in the same area.



Damaged Fence, Phase 3 during Typhoon Crising, 2025

The HOA reported that flooding-related expenses previously reached approximately ₱1.1 million in 2024 and ₱580,000 in 2025, both shouldered by the Association.

Landco clarified during the hearing that development of the area is not yet a priority, as the company is currently focused on the construction of their condominium project, The Nautilus.

Board members raised concerns regarding the timing of the proposed land development activities, particularly if no immediate full development is planned and flooding risks remain unresolved.

The proposed quarrying activity was unanimously rejected by the Barangay due to concerns relating to flooding, environmental impact, and community safety.

KAPASIYAHAN BILANG 14 Serye 2026

KAPASIYAHAN NG SANGGUNIANG BARANGAY NG BARANGAY SANTA ANA, CALATAGAN, BATANGAS ANG HINDI PAGBIBIGAY NG PAHINTULOT PARA SA APLIKASYON NG PALACIO VILLAGE CORP. AT LANDCO PACIFIC CORP. NG CERTIFICATE OF NO OBJECTION PARA SA PROPOSED LAND DEVELOPMENT

SAPAGKAT, ANG PALACIO VILLAGE CORP. AY SUMADYA SA TANGGAPAN NG SANGGUNIANG BARANGAY NG BARANGAY SANTA ANA, CALATAGAN, BATANGAS PARA SA APLIKASYON NG CERTIFICATE OF NO OBJECTION PARA SA PROPOSED LAND DEVELOPMENT NITO KAPARTNER ANG LANDCO PACIFIC CORP. NA MAGSASAGAWA NG NASABING PROYECTO (COSTANA AT PLAYA CALATAGAN) SA PHASE 3 EXTENSION SA SITIO PRENSA, BARANGAY SANTA ANA;

Copy of Resolution from Brgy. Sta. Ana

MEMBERS' POSITION

The various unresolved concerns involving Landco Pacific Corporation and Palacio Village Corporation were among the factors cited by the NOMELEC in suspending the voting rights of the developers, totaling 148 votes.

Members openly expressed concerns regarding governance, representation, and potential conflicts of interest should developer-backed candidates gain control of the Association.

During the discussion, several members also emphasized their growing frustration over the ongoing issues involving the developer and expressed that fairness should likewise be extended to the HOA and its members, particularly in matters involving association dues, village maintenance, utilities, and the fulfillment of project commitments and deliverables.

Several members further emphasized that the HOA should remain member-driven and community-focused, with decisions centered on the welfare, protection, and best interests of homeowners.

As repeatedly raised during the meeting: a homeowners' association should ultimately serve the homeowners first.

WHAT'S NEXT?

The HOA Board and Management will continue coordinating with Department of Human Settlements and Urban Development (DHSUD) regarding the pending election concerns, developer-related matters, and other issues raised during the AGMM.

A town hall meeting is also being planned to provide members with a more focused discussion on key concerns involving the developer, village operations, utilities, and ongoing projects. The schedule and details of the town hall meeting will be announced soon.

The official Minutes of the Meeting from the 2026 AGMM will also be released to the members once finalized and completed.

In the meantime, the Association remains committed to prioritizing essential repairs, operational improvements, financial sustainability, and transparency in governance.

Members will continue to receive updates as developments progress and as additional information becomes available.

EVENT GALLERY

