

UPDATE ON THE OASIS POOL

Landco Pacific Corporation (LPC) recently sent a response letter to PCVHAI expressing its willingness to shoulder the full cost of the pool repairs. However, LPC stated that the funds will only be released once a new set of Board members has been elected.

While the Association appreciates LPC's offer to cover the repair costs, the condition of the pool remains a matter that directly affects the members who use and enjoy the facility. As such, the Association believes that the necessary repairs should continue to be pursued without unnecessary delay, regardless of the ongoing transition in the Board.

The Association remains open to working with LPC and exploring practical options that will allow the repair works to move forward at the soonest possible time. After all, the pool is a shared facility for the benefit of the members, and ensuring that it is restored and made available again should remain the common objective of all parties.

UPDATE ON DHSUD COMPLAINT

On July 23, 2026, PCVHAI received a copy of Landco Pacific Corporation's (LPC) follow-up letter to the Department of Human Settlements and Urban Development (DHSUD), reiterating its complaints regarding the suspension of its voting rights and maintaining that the existing provisions of the Association's Bylaws should prevail.

In its letter, LPC also presented documentation of its expenses for various projects and activities, which it cited as evidence of its contributions to the Association as developer.

PCVHAI's legal counsel has submitted the Association's response to LPC's letter and is handling the necessary proceedings, including the filing with the Housing and Settlements Adjudication Commission (HSAC). The Association's position focuses on the proper procedure for the appointment of the Interim Board and the voting rights of the developer.

On August 6, 2026, the Association received an email from the Department of Human Settlements and Urban Development (DHSUD) advising that the General Assembly previously scheduled for August 6, 2026 for the selection of the Interim Board of Directors and/or Election Committee has been postponed until further notice due to the inclement weather and pursuant to Office of the President Memorandum Circular No. 122, s. 2026.

The email further states that the advisory refers to an Order issued by DHSUD dated July 7, 2026.

However, the Association has not received the said Order or any prior notice regarding the scheduled General Assembly before receiving the email.

The Association has written to DHSUD requesting that the official notice of the new General Assembly date be provided once scheduled, allowing sufficient time to properly inform all members in good standing.

Attendance at the General Assembly is encouraged, as participation will be important in the selection of the Interim Board of Directors.

The Property Management Office will keep members informed of the official schedule and provide updates on significant developments as they arise.

KEEPING THE VILLAGE RUNNING

Despite the various ongoing matters affecting the Association, the Property Management and Village Operations teams remain focused on what needs to be done every day to keep Playa Calatagan Village safe, functional, and well-maintained.

Last July, the Maintenance Team began the annual cleaning of the village water reservoir. Chamber No. 2 has been completed, while cleaning of the remaining two chambers will proceed once water levels become more consistent, particularly as power fluctuations continue to affect the operation of our deep wells. Weather conditions will also be taken into consideration to ensure that the work can be carried out safely and efficiently. Homeowners will be informed of the schedule once finalized.

Weather conditions and power fluctuations also continue to affect the village streetlights. During storms and periods of strong winds, some bulbs and fixtures may be damaged or dislodged, while fluctuations in the power supply from BATELEC may also cause bulbs to fail.



Annual Water Reservoir Cleaning

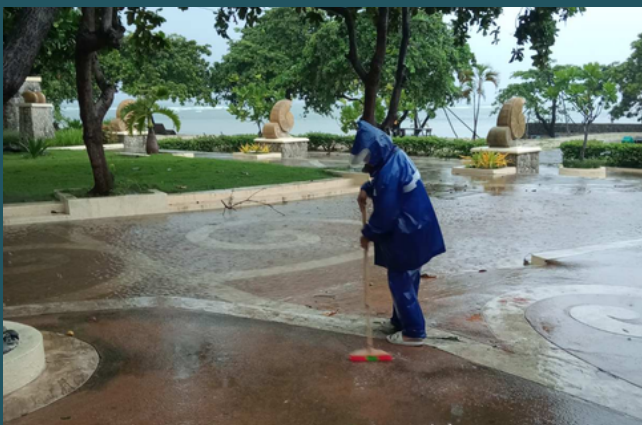


Streetlights Maintenance

The Maintenance Team continues to prioritize the inspection and repair of the lighting system to keep the village adequately illuminated. As part of our long term improvements, the Association is also looking into adding more solar-powered lights, subject to available funds and budget priorities.



Perimeter Fence Clearing



Algae Scrubbing at Beach Club



Lawn Maintenance at Amphitheater

Meanwhile, the Grounds and Maintenance Team continues its regular clearing of vacant lots and grass-cutting activities, working through changing weather conditions to keep common areas and vacant properties properly maintained.

At the Beach Club, one of the recurring challenges during the rainy season is flooding in the pump rooms. The current design, with the pump rooms located below ground level, makes them particularly susceptible to accumulating water during heavy rains. This can affect the equipment and contribute to breakdowns. Improvements to the drainage system and the pump room design will therefore be considered among the priority projects to help address the issue at its source and reduce recurring maintenance concerns.

There are certainly challenges that come with maintaining a property of this size, particularly during periods of severe weather and unstable power supply. Nevertheless, the teams continue to monitor these concerns, address immediate needs, and plan for long term solutions. While not every issue can be resolved overnight, the day-to-day work continues behind the scenes to keep the village operating as smoothly

as possible. We will continue to keep homeowners informed as projects progress and improvements are undertaken for the benefit of everyone in Playa Calatagan Village.

SUPPORTING THE BFP AND MAINTAINING OUR WATER SYSTEM

As you know, Playa Calatagan Village relies entirely on its own deep wells, as there is currently no municipal water system serving the village. During fire emergencies in Calatagan, the Bureau of Fire Protection (BFP) also draws water from our system to help protect lives and property. The Association is committed to continuing this support, particularly when it is needed most.

At the same time, maintaining this water system requires significant and continuing costs for the operation, maintenance, and repair of the deep wells, pumps, and distribution facilities. These costs are currently being shouldered by the HOA and, ultimately, by its members.

The arrangement to provide water to the BFP was established by Landco prior to the turnover of the village to the HOA. Given the continuing role of the water system in supporting this commitment, as well as its use in serving Casobe, the Association continues to believe that Landco's participation in the maintenance and repair of the system would be appropriate and beneficial to all parties.

The HOA remains committed to supporting the BFP and ensuring that water is available during emergencies. At the same time, we hope to find a sustainable arrangement where the costs of maintaining this important infrastructure are shared fairly, particularly as the system serves purposes beyond the day-to-day needs of the village.

The Association will continue its efforts to work with Landco toward a practical and mutually beneficial arrangement for the continued operation and maintenance of the water system. Our goal is to ensure that this vital resource remains reliable for the village, the BFP, and everyone who depends on it.



ACCOUNTING UPDATE: COLLECTION EFFORTS

The Association continues to strengthen its collection efforts to ensure that funds are available for the day-to-day operations, maintenance, and other needs of Playa Calatagan Village.

Despite the ongoing collection efforts, the Association's average collection efficiency as of December 2025 was 60%. While there is still room for improvement, the Admin Team continues to follow up on past due accounts and implement measures to improve collections.

Since the last quarter of 2025, the Admin Team has been implementing the

Association's Billing and Collection Policy. This includes sending demand letters, suspension of certain privileges, and, when applicable, adding a lien to the property title.

Collection efforts also face challenges, including an estimated 30% of lot owners who remain uncontacted or have no updated contact information with the Association since turnover. Some owners have also raised concerns regarding unresolved title issues, which have affected their willingness to settle their accounts. The Association continues to work on reaching these owners and understanding their concerns.

To further support the collection process, the Association is also looking into engaging a third-party collection agency to assist in reaching account holders and recovering long-outstanding balances.



The image shows a template for a 3rd reminder letter from the Playa Calatagan Village Homeowner's Association, Inc. The letter is dated DD MM YYYY and is addressed to the owner of Phase 00, Block 00, Lot 00, Brgy. Sta. Ana, Calatagan, Batangas. It references a Statement of Account dated [insert Month Date, Year] and states that the account remains unsettled. The letter lists the services provided by the Association, including amenities, lot clearing, and other services. It encourages the owner to settle the account in full on or before the due date to avoid suspension and further penalties. The letter is signed by the Village Manager and includes a note to disregard the notice if payment has already been made.

**PLAYA CALATAGAN VILLAGE
HOMEOWNER'S ASSOCIATION, INC.**
The Hilltop Clubhouse, Brgy. Sta. Ana, Calatagan, Batangas
09285510845 / 09157499528

3rd REMINDER LETTER

DD MM YYYY

NAME OF OWNER
Phase 00, Block 00, Lot 00
Brgy. Sta. Ana, Calatagan, Batangas

Dear Sir/Ma'am,

This refers to the Statement of Account dated [insert Month Date, Year], showing your outstanding balance amounting to PESOS: AMOUNT IN WORDS & 00/100 (P00,000.00). For your reference, please see the attached computation of your delinquent account, inclusive of penalties.

Despite our previous notices dated [insert FRL date] and [insert SRL date], we note that your account remains unsettled. As stated in our Billing and Collection Policy, this letter serves as your final notice prior to the suspension of the following services, privileges, and facilities, effective one (1) week from receipt of this letter if full payment is not received by then:

- Use of amenities (Beach Club, Oasis, and The Hilltop Clubhouse)
- Lot clearing services
- Any and all other services, privileges, and facilities provided by the Association

We strongly encourage you to settle your account in full on or before [Due DATE] to avoid suspension and further penalties.

Should you have questions or wish to discuss your account, please reach us at [contact number/email].
Sincerely,

Name
Billing and Collections

Name
Village Manager

Please disregard this notice if payment has already been made. Kindly email us a copy of the proof of payment for our reference. This letter serves as a gentle reminder and is part of our regular collection process.

Managed by:


3rd Reminder Letter Format

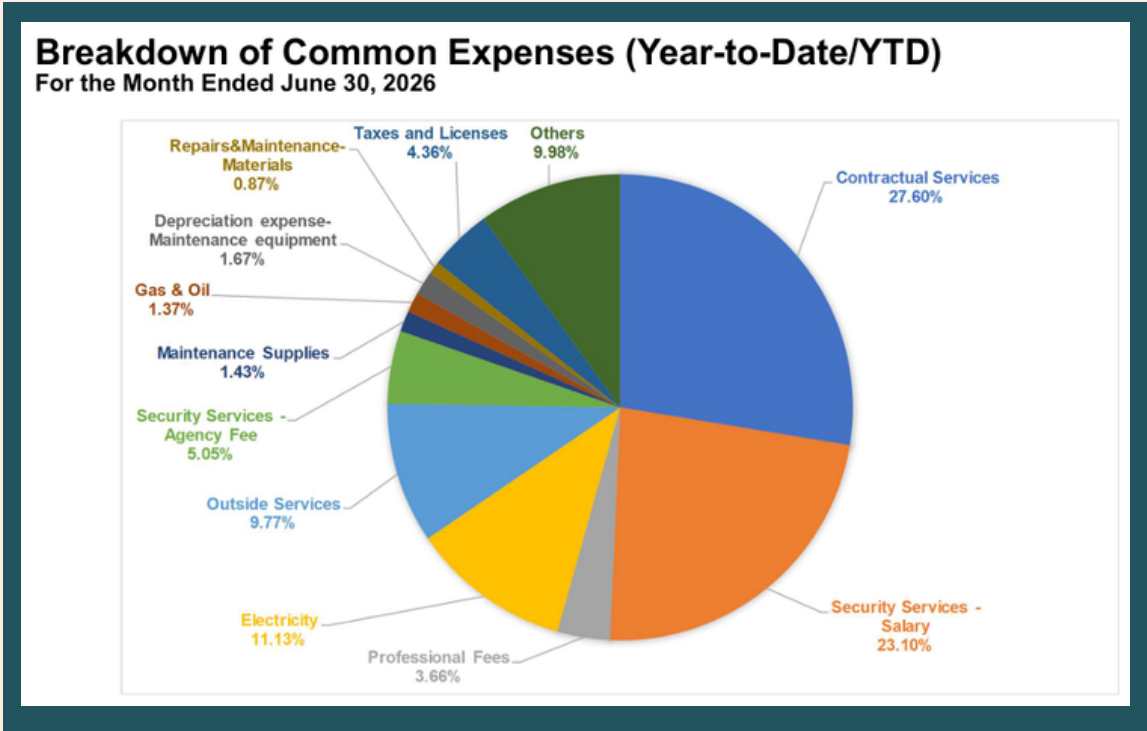
REMINDER ON PROOF OF PAYMENT

Members who pay through bank transfer or direct deposit are reminded to send their deposit slip or proof of payment to the Association. This helps the Accounting Team properly identify and post payments to the correct account.

Understanding Where Our Funds Go

Collection of association dues is directly connected to the Association’s ability to maintain the village and provide its services. The accompanying June 2026 expense report provides members with a clearer view of where the Association’s funds are being utilized, including the costs associated with operations, maintenance, utilities, manpower, and other essential requirements.

The Association recognizes that collection matters can sometimes involve individual circumstances and concerns. The objective of the current efforts is not simply to collect outstanding balances, but to establish a more consistent and sustainable collection system that is fair to all members. When dues are paid on time, the Association is better positioned to meet its obligations, maintain the village, and continue providing the services that all members rely on.



OCCUPANCY UPDATE

HOUSE CONSTRUCTION	
Total Number of Sold Lots	867
Completed House Construction	41
Ongoing House Construction	5
Under Plan Approval	3

Thank you for staying informed on the latest developments in Playa Calatagan Village. We appreciate your continued interest and participation and remain committed to keeping you updated on matters affecting the Association and the village.

We look forward to sharing more updates with you in our next issue.