

**The Organizational
CHART FOR PALA
2023 / 2024**
These are the people
working to improve
our subdivision.

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**THE
FINANCIAL
STATE OF
PALA.**

PAGE #1

**Common
Problems in
the
Subdivision.**

SIDEBAR

**STATE OF THE
ART HOA
SOFTWARE AND
BRAND NEW
INTERACTIVE
WEBSITE.**

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PULU AMSIC QUARTERLY NEWSLETTER



Financials

HOA members often want to see how their money is being spent by the board. No one wants to pay a monthly fee and not see anything come of it. Members could also have a hard time paying their monthly assessment and could need financial help. All matter of problems can spring up due to financial problems.

Solution

Communicate – Inform your members often of how their money is being spent. This could be in a quarterly email or a monthly newsletter.

Be transparent – Keep all paperwork up-to-date and available for members to examine anytime. Encourage

Communication

Most HOAs suffer from poor communication. It's no wonder since most board members are busy with their own personal and professional lives.

Solution

Effective communication can be as easy as sending regular emails and notices at the proper time. Alert homeowners to upcoming meetings, send minutes from board meetings, and alert them to any changes in financial reports. Occasionally solicit feedback to keep in touch with how the members are feeling about different topics.

Effective communication also starts with varying delivery of your messages. Use every channel available so you can reach the most homeowners.



regular attendance at board meetings. Prepare an annual financial report to be distributed to all homeowners.

Keep an eye on the budget – Examine previous budgets to anticipate upcoming expenditures. Routinely check in with contractors and vendors about any expected increases in fees. Hire a collector – If you have a high delinquency rate or your HOA has problems collecting dues, hire a professional.



The first order of business to be addressed was the call for a true assessment of the subdivision’s financial situation. We are making progress with it, but it will still likely take a few more months to finish. We are not only looking at the present account balances, but trying to understand how we got here. There are so many improvements we want to make such as computer and software upgrades, website updates, additional security camera installations, etc, to make the subdivision more secure and the operations more transparent, but we need funding for implementation. At the end of the day, we want our PALA members to have a clear and accurate accounting of where your monthly dues are being spent.

The second order of business has focused on setting up the committees that we desperately need to manage and support the residents of a large subdivision like ours. Although somewhat complicated, most committees have been established and are beginning to meet regularly in order to start to address the improvements our subdivision needs and deserves.

Here is just a short list of the items that the committees are already tackling.

1. Assessing our financial situation to include following correct accounting practices to track revenues and expenditures. Exploring opportunities to decrease operating costs and improving collection of dues. Are you aware that some lot owners have not paid any dues in eight years?
2. Addressing the stray animals and rodents that have invaded our subdivision. We are already coordinating with our Amsic barangay to assist in the collection and removal of these uninvited pests.
3. Restarting of social gatherings to provide opportunities to meet your neighbors and the board members in a friendly/social setting. These gatherings hopefully provide a means to inform our residents about proposed board actions and to solicit input from the residents. We want to hear what you have to say.
4. Reviewing maintenance procedures and making improvements.

PETS

No animals, including dogs and cats, may roam freely in the subdivision. Pet owners must ensure that their residential gates or premises are properly secured to prevent their pets from escaping to common areas. Pets must always be kept on a leash no matter the pet’s size when exercising or walking. Pet owners violating this rule shall be subject to fines.

Pet owners must collect and properly dispose of their pet's droppings and waste while walking or exercising them. Please refrain from leaving it on sidewalks, streets, or easements, and be consideration for your neighbors.

For safety, no pets are allowed within the clubhouse, pool area and kid’s playgrounds.

1. Security enhancements with a focus on standard operating procedures (SOP) so everyone, from guards and homeowners, know how to respond in emergency situations.
2. Publishing a monthly subdivision newsletter to keep our residents informed.
3. Implementing technologies like solar streetlights to improve the subdivision night lighting while lowering our monthly electricity costs.
4. Recruiting homeowners and renters to get more residents involved with the running of our subdivision.
5. No closed or secret board meetings. This board welcomes the residents to come to observe our meetings.
6. Rewriting and updating of the subdivision rules and bylaws.
7. Making improvements to the pool area such as fixing the outdoor showers and restrooms. These areas have long been neglected.
8. Posting of Board of Directors, committees names and contacts, so you can easily voice your concerns and ideas.
9. Redesigning of the PALA website to make it user friendly, more informative and easier to use.

More information coming soon. We invite everyone to get involved in this community. Many of you have great ideas and talents that we need to make our subdivision the best it can be.

Board of Directors



Resident vehicles shall have the approved PALA sticker permanently affixed to the upper corner of the driver's side windshield to access to the subdivision. Stickers not affixed in the appropriate place on the windshield shall be considered void, as if no sticker is there.

The **maximum speed limit of 20 kph** must be observed at all times. For the safety of children and pedestrians.



PARKING

Residents shall park their vehicles in their own carport or garage whenever possible. Parking on the road should be by exception only and it should be temporary. Resident vehicles shall not be parked in front of neighboring properties.

Vehicles parked in the street shall not be covered and shall not block access to a neighbor's driveway. Motorbikes/trikes shall not be parked on the roads during hours of darkness. PALA shall impose fines for cars/vehicles violating these rules.

Public parking lots/spaces, such as those on both sides of the clubhouse temporary spaces for residents visiting the Clubhouse and public areas. They shall not to be used as private parking for residents residing in the adjacent properties.

Double-parking in any part of the subdivision thoroughfares is prohibited.



PALA BOARD of DIRECTOR 2023-2024



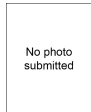
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PALA OFFICE STAFF

SECRETARY

Je-an
PALA OFFICE # 0917-923-8604
Email: Pulu_Amsic.lotowners@yahoo.com



Village Captain
Brian Craven
Email Add: pbcentprz1@yahoo.com

PALA Subdivision Committee's

Election Committee
Chairman: Doctor Ruth Castro
Email Address: ruthybaycastro@yahoo.com



Grievance, Peace and Order Committee
Chairman: Brian Craven
Email Address: pbcentprz1@yahoo.com

Audit Committee
Chairman: Bruce Kolb
Email Address: brucejaykolb@gmail.com



Maintenance Committee
Chairman: Bill Wall
Email Address: wcw.1956bw@gmail.com

Construction and Pool Committee
Chairman: Mike Borchardt
Email Address: bolleac@hotmail.com



Social Committee
Chairman: Shelia Barone
Email Address: baronesheila87@gmail.com



SOLAR STREETLIGHTS

We will be purchasing 20 solar street lights at 300 watts and 2 additional poles. 17 of 300 watt streetlights will be installed with 3 backup solar units in case any failures. Donated by one of our homeowners.

This test period will allow everyone in the subdivision to see if the lights provide better lighting coverage, the failure rate of the streetlights, overall savings in cost to the subdivision and return of investment in the form power savings with break even time frame.

Our streetlights are on a flat rate from AEC. after each area has gotten new solar streetlights we have to have call AEC out to readjust the rate to save money monthly.

The streetlights will be place above the current electricity powered streetlights. With 2 additional poles and streetlights installed for the best coverage. As a test of solar streetlights as a possible alternative to the electric powered streetlights. This test period should be at least 3 months but 6 months would be better.

We are request after the installation of the solar streetlights are complete, to send out a email to all of PALA household to inform them of this test area and ask them to come after dark an see how effective the solar streetlights are.



TO ALL LOT-OWNERS AND RESIDENTS OF PULU AMSIC,

Most Homeowners Association's (HOA) board of directors will agree that the biggest issue with their HOA is how much of their time it requires. Constantly chasing down payments, dealing with paperwork, and getting drawn into hours upon hours of administrative work. This leaves no time to do what they actually set out to do, to continue to build a premium subdivision and a engaged our community.

To address these challenges your board of directors will be doing the following:

We have invested in Homeowner Association Software, or HOA Software. ***Is an all-in-one management tool comprised of a website builder, online contact database, communications system (email and SMS), finance & payment system, event platform, and more.*** I think we can all agree that communication and financial management will help reduce overall costs and increase revenue, by allow us to focus on those that have not been paying their fair share.

What Features Will Our Software Have:

1. Member Database:

We will be able to maintain a database of all lot owners, their contact information, member profiles, roles, and preferences. It will be easy to update their information, contact them, search through the database through different criteria, and track membership status and payments.

2. Member Portal:

Individual lot owners will be able to login through a member's portal and update their information or get access to exclusive member-only content. This is also where we can communicate with members.

3. Online Payment System:

Members will be able to easily and safely make payments online, in-person, or over the phone. This software will also keep track of who has paid their member dues and who is overdue. It will allow many forms of payment like ***credit cards, G-cash, PayPal and many more.*** So members can pay from anywhere in the world.

4. Communications System:

This software will make it easy to communicate with all members at once, contact individual members, or lists filtered by specific criteria. The software will supports various modes of communication — emails, letters, SMS, push notifications, etc — and keeps track of members' communications preferences. Better communicate overall with the our members.

5. Event Management System:

We will be able to schedule events, maintain an online event calendar, and manage attendees. Members will be able to register for events and update their RSVP status for the events.

6. Financial Tracking and Reporting:

This software will maintain accurate financial records and allow us to pull reports and analyze data at any time. Less costly mathematical errors. It will also provide a end of the month financial statement with real time financial information.

7. HOA ONLINE VOTING.

Keeping members involved with what happens in your community is so crucial to its success. Increasing homeowner interaction prevents apathy in the association and ensures an attentive board. Here are the benefits of adopting online HOA voting in your community:

This includes membership updates, budget approvals, and amendment of governing documents. HOA online voting gives homeowners a chance to participate in such matters without requiring physical attendance but have credit for attending. Residents can send in their votes for important matters from anywhere, just by using their mobile device or computer. Digitizing votes is a good way to ensure accuracy within our association.

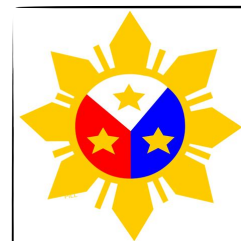
8. Financial Plans

Draw up multiyear plans for repairs and capital investments, including their annual costs and the expected balance in the reserve fund when the outlays that will be required. A real plan for improvements throughout our subdivision.

The ultimate goal of this entire project is to eventually reduce our overall costs and increase dues collection from every lot-owners. With a much higher level participation of lot owner and everyone paying their fair share. We can look to reduce dues at a later date. **Yes that correct we can than focus on reducing monthly dues once we have made the improvements and gotten our subdivision on a solid financial foundation.**

Planning for the future,
PALA Board of Directors

NEW PALA WEBSITE CAN BE FOUND AT:
<http://puluamsic.com/>



IMPORTANT CONTACT NUMBER, EMERGENCY NUMBERS

PALA OFFICE

0917-923-8604 / GLOBE

PALA OFFICE EMAIL

pulu_amsic.lotowners@yahoo.com

FRONT GATE GUARD and To call Trikes

0945-960-9808 / SMART

ANGELES ELECTRIC CORPORATION

0998-867-7355 / SMART, 888-2888

LANDLINE

TERESA WATER

0920-945-8627 SMART, / 045-887-3160

LANDLINE

www.SLRC.com.ph

BARANGAY AMSIC ADMINISTRATION

0949-175-1417

HOTLINE

GARBAGE BARANGAY AMSIC

0949-3048-972

0949-175-1417

ACDRRMO 24/7 HOTLINES

0917-851-9581

0998-842-7746

045-322-7796

@DisasterReadyAngelesCity

Police Station #2 Barangay Teresita,

Angeles City, Pampanga

0998-967-3316 / SMART

045-888-0781 / LANDLINE



322-3872. / LANDLINE

Local Services Available

Bottle Water Delivery Services

PRIME Water

20-7 E. Richthofen St., Hensonville

0917-551-6456

0917-770-1118

L.P Gas Refill and Delivery

Rommel M. Lising

0918-266-3632

Internet Services

Converge ICT Solutions

#99 E. Rodriguez Jr. Ave.

Bo. Ugong, Pasig City

1604

045-598-3088 /

02-667-0888



Philippine Postal Service

AirCon Service and Cleaning

Air Con Nelson

0930-362-6560 / 0905-581-9374 /

0946-169-1235

NARD'S (Erick David)

0915-541-9701/ 0915-875-0118 /

0917-652-1520

Pest control

Alvin Bautista

09605624184

Electrician

Joseph

0999-814-8025

Plumbers

CCTV repair and installation

JV VISION

0991-641-1584

Holidays and Observances in Philippines in 2023

The following days are declared as regular holidays and special days for 2023:



A. REGULAR HOLIDAYS

Event	Date
New Year's Day	January 1 (Sun)
Araw ng Kagitingan	April 10 (Mon)
Maundy Thursday	April 6 (Thur)
Good Friday	April 7 (Fri)
<u>Eid'l Fitr</u>	April 21 (Fri)
Labor Day	May 1 (Mon)
Independence Day	June 12 (Mon)
<u>Eid'l Adha</u>	June 28 (Wed)
National Heroes Day	August 28 (Mon)
Bonifacio Day	November 27 (Mon)
Christmas Day	December 25 (Mon)
Rizal Day	December 30 (Sat)

B. SPECIAL (NON-WORKING)

Event	Date
EDSA People Power Revolution Anniversary	February 24 (Fri)
Black Saturday	April 8 (Sat)
Ninoy Aquino Day	August 21 (Mon)
All Saints' Day	November 1 (Wed)
Feast of the Immaculate Conception of Mary	December 8 (Fri)
Last Day of the Year	December 31 (Sun)
Additional Special (Non-Working) Day	January 2 (Mon)
Additional Special (Non-Working) Day	November 2 (Thu)



Philippines Public Holidays 2024

1 Jan	Mon	New Year's Day
10 Feb	Sat	Chinese New Year
25 Feb	Sun	EDSA Revolution Anniversary
28 Mar	Thu	Maundy Thursday
29 Mar	Fri	Good Friday
30 Mar	Sat	Black Saturday
9 Apr	Tue	Day of Valor
10 Apr	Wed	Eidul Fitr
1 May	Wed	Labor Day
12 Jun	Wed	Independence Day
16 Jun	Sun	Eidul Adha



21 Aug	Wed	Ninoy Aquino Day
26 Aug	Mon	National Heroes Day
1 Nov	Fri	All Saints' Day
30 Nov	Sat	Bonifacio Day
8 Dec	Sun	Immaculate Conception
24 Dec	Tue	Christmas Holiday
25 Dec	Wed	Christmas Day
30 Dec	Mon	Rizal Day
31 Dec	Tue	New Year's Eve

