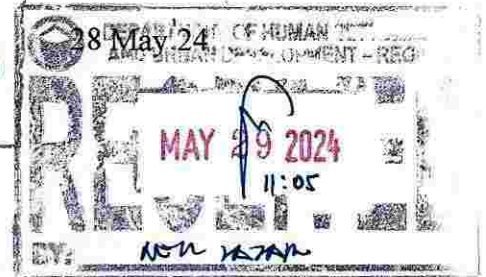
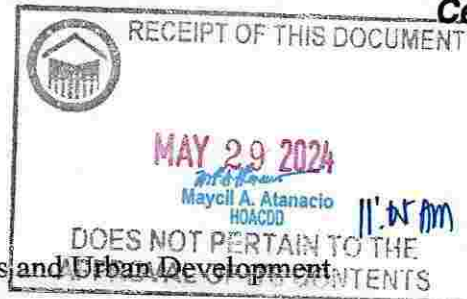




Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009
Email Address: pulu_amsic.lotowners@yahoo.com
Cell phone : 0917-923-8604

Director Julius Ervin O. Enciso
Regional Director – Region 3
Department of Human Settlements and Urban Development
DMGC, DHSUD/HSAC Bldg,
Malikhain, Brgy, San Fernando, 2000 Pampanga



Dear Director Julius Ervin O. Enciso,

I am writing in response to your letter dated May 10, 2024 and received on 18 May 2024, regarding the complaint from Marybel Hammer dated April 1, 2024. The Board of Directors of Pulu Amsic Lot Owners Association (PALA) categorically denies the allegations contained in her letter. Her accusation that we have already implemented the revised bylaws is especially troubling since we are still waiting for a vote of the homeowners. We believe this complaint was submitted in retaliation for the notice of a building violation issued to Marybel Hammer for unauthorized construction on her property at Block 6 Lot 10, as well as the removal of an unauthorized special discount she was receiving for her multiple lots. For the construction violation letter dated 15 Nov 23, see **Annex A**. Nonetheless, we will address each allegation in detail below, following a brief background discussion on the subdivision's history and bylaws.

BACKGROUND

The Association's Bylaws were first issued in April 2014 by the original fifteen incorporators, primarily represented by the developer's nominees. From 2014 to 2023, board members were selected by a small number of lot owners. Marybel Hammer's board position, therefore, remains questionable. Additionally, her spouse, Bryan Hammer, a U.S. citizen, served as a self-appointed President of the board for 9 years from 2014 to 2023, contravening IRR 9904, Section 72, Para A, which mandates that all trustees, directors, and officers be Filipino citizens. For the record, we are including **Annexes B, C, D, E, and F**, which provide evidence spanning several years of Bryan Hammer's continuous tenure as Board President. We previously inquired at DSHUD for records of board filings for these early years, but no copies of records were provided. Can you confirm whether any of the previous boards from 2015 to 2023 were ever approved and recognized by HLRUB/DHSUD?

During this period, the self-appointed former board of trustees enacted various bylaws and changes to the monthly dues without the approval of the HLRUB, now known as DSHUD. A summary of these major changes through the years is as follows:

- 2016: Homeowners original fees changed from P5/square meter to P1,200/lot.
- 2017: Homeowners fees reverted to P5/square meter, with vacant lots discounted to P2/square meter and special discounts provided to multi-lot owners, including the Hammers.
- May 2022: Fees increased to P7/square meter, with vacant lots discounted to P3/square meter.
- Oct 2022: Just four months after raising the fees, the former board, led by Bryan Hammer, called an emergency meeting and attempted to raise fees to P10/square meter. This increase was rejected by homeowners in attendance.

- May 2023: After sitting on the board for nine years, Bryan Hammer and four other foreigners were pressured to resign from the board, and the additional rate increase from P7 to P10 per square meter they insisted on was rejected. A spot election was held under the advice and supervision of the two attorneys overseeing the election that day, and the results were filed with DSHUD and acknowledged.
- May 2024: AGM meeting held but failed to achieve a quorum; a special meeting is now scheduled for June 15, 2024.

The former boards which were led by Bryan Hammer and supported by his spouse Marybel Hammer failed to file required notices with HLURB or DSHUD. Again, the only official reporting made to DSHUD was filed in May 2023 when the new board took over.

RESPONSE TO COMPLAINTS

Complaint #1: ***“Implementation of new Bylaws containing rules and regulations which have not been ratified by the members much less approved by your Office. Significantly are the exorbitant and harsh rules that above mentioned Directors are imposing to all the members.”***

The PALA bylaws have indeed been updated to include penalties for infractions, as demanded by homeowners to address issues such as speeding, blocking driveways, and noise violations. The revised bylaws incorporate a graduated scale of higher penalties for repeat offenses. We invite Marybel Hammer to specify which bylaw she deems “exorbitant and harsh.” It was this board that fought/stopped the increase from P7 – P10 as proposed by your prior board back in October 2023. For the record, the revised bylaws have not yet been implemented and no fines or penalties imposed. The only action taken was to remove the discounts for the vacant lots and the special discounts certain select homeowners were secretly receiving without any justifiable reason, neither of which were cited in the original bylaws. The homeowners’ fees remain the same as those imposed by the board led by Bryan Hammer and Marybel Hammer. See **Annex G** for a comparison of the homeowners fees charged in CY2022 to those charged in CY2024.

Complaint #2: ***“There is no transparency of the board of directors special meeting in which I am not invited or included in.”***

This board maintains the highest level of transparency in the subdivision’s history in stark contrast to the board we replaced who rarely shared any financial information with the homeowners and that which they did share was incomplete and grossly inadequate. Our meetings are regularly held, with information disseminated via email, posted banners, and website updates. Residents can inspect our books and financial statements at any time and can access them on the website. See **Annex H** for screenshots of the puluamsic.com website showing a small sample of the information made available to our homeowners. Regarding Marybel Hammer’s claim of exclusion, she explicitly stated at the April 3, 2024, board meeting that it would be her last due to the expiration of her term. She was reminded of a May meeting, which she did not attend.

It is also stated in the 2014 Original Bylaws under Article V, Section 7, that a regular meeting of the board shall be held on the FIRST WEDNESDAY OF THE MONTH at the principal office of the association and no notice thereof shall be required. Marybel Hammer has been attending the board meeting for the past year without the need for a special notice or invitation.

Complaint #3: ***“The said Directors made a board resolution against one director without the required due process of law, worst, circulated an email to almost all members and kept on maligning its good reputation in the community.”***

Marybel Hammer's allegation here is too vague to be commented on or addressed. The board has no idea of what she is referring to so we cannot offer an explanation or rebuttal.

Complaint #4: *"My children harassed by the Security Guard on duty by refusing entry at the gate for non-wearing of so-called issued IDs xxx."*

Security guards have not been instructed to deny entry due to non-wearing of IDs, especially since they have not been issued. Without specifics on the alleged incident, the board cannot investigate. However, rest assured that any proven harassment will result in immediate termination of the responsible guard or employee.

CONCLUSION

It is disheartening that the board must waste our limited resources to address such trivial and baseless complaints, particularly given the serious violations and unratified actions taken by the former boards, including those led by Marybel and Bryan Hammer. Given the facts above, it is obvious that the Hammers' have a vendetta against this new board for exposing and compelling Bryan Hammer's board resignation and only wish to interfere, disrupt and malign this board in the eyes of its residents.

Sincerely,



Rommel Bundalian
President

Pulu Amsic Lot Owners Association (PALA), Inc.



Pulu Amsic Clubhouse, 2nd Floor Conference Room
 Pulu Amsic Subdivision, Angeles City, Pampanga 2009
 Email Address: pulu_amsic.lotowners@yahoo.com
 Cell phone : 0917-923-8604

PALA CONSTRUCTION VIOLATION LETTER

Date: November 15, 2023

Dear Marybel Hammer,
 Block, 6, Lot, 10,

The PALA homeowners' association has become aware of unapproved, on-going construction at your property located at Phase 1, Block 6, Lot 10. This ongoing construction is proceeding without the approval of the Maintenance and Construction Committee and clearly violates several of our bylaws and construction rules which all lot owners are required to follow. This letter is being sent as formal notice of this violation and orders you to cease this unauthorized construction. The illegal construction is shown in the following photos:



With regards to your ongoing construction, it is the position of our homeowners' association that the additional walls under construction are in violation of the subdivision rules on easements from our bylaws which I have copied below for your reference.

5. EASEMENTS

5.1. Lots are subject to an easement or setback from the property line to the building line as follows:

Rear of property
 1.5 meters from the property line.

5.7. Easements are needed for separation of houses and to allow a breeze way between houses for airflow. Enclosed the second floor as it appears in these photos right up to the property line is a clear violation.


'A.1'

You are ordered to cease this illegal construction immediately and to arrange a meeting with the Maintenance and Construction Committee before any further works is permitted.

As a current board member and officer, it is disheartening to discover that you, in your capacity, are currently in violation of the construction rules within our subdivision. Your position as a signatory to these rules amplifies the need for compliance. These rules exist not only to preserve the integrity of our community but also to safeguard the interests of every property owner. Board members must set a standard for compliance and adherence to ensure the well-being of our community and the collective property values we must protect.

Your cooperation in promptly correcting this violation is crucial in upholding the principles we, as board members, are entrusted to uphold. We must set an example for our homeowners.

Sincerely

Construction Committee Chairman: 
Mike Borchardt

President of PALA: 
Rommel Bundalian

Received by _____ Date: _____

THIS CONSTRUCTION HAS BEEN APPROVED
IN 2015 BY BRIAN HAMMEN WHEN I
WAS THE PRESIDENT OF PALA. PLEASE
CHECK YOUR RECORD, BEFORE YOU START
HASSLING YOUR HOMEOWNER. I DON'T NEED
ANY TYPE OF APPROVAL ON RENOVATION MY
HOUSE.



MANDATE TO OPERATE/MAINTAIN PULU AMSIC SUBDIVISION

PULU AMSIC LOTOWNERS ASSOCIATION, INC. (PALA) a duly registered homeowners association with HLURB Certificate of Registration No. 20141 has the sole authority:


- To enforce provisions Deed of Restrictions of PULU AMSIC Subdivision .
- To operate, maintain and enforce subdivision rules.
- To issue building construction permits
- To provide sanctions to construction violations
- To collect homeowners fees
- To provide reliable security service
- To maintain cleanliness thru proper and sanitary garbage disposal system


This authority remains in force unless withdrawn by the joint venture partnership in the interest and for benefit of residents.

Effectivity date starts on 01 June 2015.


Signed this 1st day of September Two Thousand Fifteen in Angeles City.

JOINT VENTURE PARTNERSHIP of
EVOLUTION REALTY CORP. and NARCISO BROS, INC.


ERWIN S. DIZON
Vice-President
Evolution Realty Corp.


ELOISA R. NARCISO
Director
Narciso Bros., Inc.

Acknowledged by:


BRYAN S. HAMMER
President
PALA 2015-2017



Pulu Amsic Lot-Owners Association, Inc. (PALA)
Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles City, Pampanga 2009
Email Address: pulu_amsic.lotowners@yahoo.com,
Cell Phone: 09179238604

September 14, 2016

RED WARRIORS SECURITY AGENCY INC.

846 Unit J, De Guzman Bldg. Henson St.,
Angeles City, Pampanga
Attention: The Manager

Dear Sir / Madam:

For the past four (4) to five (5) months of your service engagement to Pulu Amsic Lot-Owners Association, Inc. (PALA) of providing security services for Pulu Amsic Subdivision, the PALA Board of Directors have noted and have observed a considerable number of service failures and lapses in security committed by your agency.

The ID control and gate pass procedures for visitors, guests and vehicles entering and exiting the subdivision premises are more often than not lacking in sufficient and stricter checking and verification thus opening more opportunities for unwanted criminal elements to commit crimes against persons and properties within the subdivision.

There was one letter sent to your office regarding an order to prohibit entrance to an individual who is a suspected scammer but despite of the standing instruction to all of your guards on duty, that person still were seen a number of times inside the subdivision even after the ban order was already in effect.

The Association have also been receiving a number of complaints from Homeowners, tenants, visitors and guests of how some of your security guards are dealing with them on a discourteous manner thus resulting into some minor altercations and misunderstanding.

We are looking forward for your office to give us your reply and reactions to this letter as the PALA Board of Directors are now contemplating to terminate your services at the soonest. Thank you.

Very truly yours,

BRYAN S. HAMMER
President

ANNEX 'D'

21 September 2017

MR. BRYAN HAMMER

President

Pulu Amsic Lotowners Association, Inc. (PALA)

2nd Pulu Amsic Clubhouse, Pulu Amsic Subd.

Angeles City

Dear Bryan,

As per your request, please find my quotation on the PALA office enclosure and air-cond. unit.

Glass and Aluminum enclosure w/ Swing Door	-	₱ 120,000.00
1 unit Used 2H.P. Split Type Air-cond.	-	20,000.00
Installation and Additional wiring	-	5,000.00
		<hr/>
		₱ 145,000.00

Please take note that the above are reduced from initial cost.

Regards,



Ely R. Narciso

PULU AMSIC LOT OWNERS ASSOCIATION (PALA), INC.PULU AMSIC CLUBHOUSE, PULU AMSIC SUBD., AMSIC, ANGELES CITY

**STATEMENT OF MANAGEMENT'S RESPONSIBILITY
FOR FINANCIAL STATEMENTS**

The Management of **PULU AMSIC LOT OWNERS ASSOCIATION (PALA), INC.** is responsible for the preparation and fair presentation of the financial statements, including the schedules attached therein, for the year ended December 31, 2017, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative to do so.

The Board of Directors or Trustees is responsible for overseeing the company's financial reporting process.

The Board of Directors or Trustees reviews and approves the financial statements, including the schedules attached therein, and submits the same to the stockholders or members.

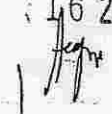
L.A. De Jesus and Associates, CPAs, the independent auditors appointed by the stockholders, has audited the financial statements of the company in accordance with Philippine Standards on Auditing, and in their report to the stockholders, have expressed their opinion on the fairness of presentation upon completion of such audit.


BRYAN HAMMER

Chairman of the Board/President


DAVID HEWITSON

Chief Financial Officer/Treasurer

Sign this 12th day of April 2018.16 2018




Pulu Amsic Lot-Owners Association, Inc. (PALA)
Pulu Amsic Clubhouse, 2nd Floor Conference Room
Pulu Amsic Subdivision, Angeles
City, Pampanga 2009
Email Address: pulu_amsic_lotowners@yahoo.com
Cell Phone: 09179238604 Website: Puluamsic.org

ANNEX 'F'

PALA BOARD MEMBERS
Contact Details

2022

Bryan Hammer

0918-928-4300

bshammer@americanplaquecompany.com

Eloisa R. Narciso

0918-911-9750

Eloisanarciso@yahoo.com

Prisca N. Castor

0918-902-3101

Pix825@yahoo.com

Marybel Hammer

0939-937-5638

Maribel_hammer@yahoo.com

Raymundo Suarez

0917-52-2835

rksuarez63@yahoo.com

Michael Steinbacher

0998-555-4444

pashamike@yahoo.com

George Muirhead

0998-881-1217

george.muirhead@projexasia.com.ph

Administration

Dave Hewitson

0927-804-4161

hewitson.dave@gmail.com



PULU AMSIC LOT - OWNERS ASSOCIATION (PALA)
Clubhouse - Pulu Amisic Subd., Angeles City, Pampanga 2009

ACKNOWLEDGEMENT - PAYMENT RECEIPT

Payment for: **HOMEOWNER'S ASSOCIATION DUES**

APR # **2022-1401**

DATE: **9/5/2022**

Received from Owner / Renter:

ROSELLA BRECKENRIDGE

Block 2 Lot 4

Angeles City, Pampanga 2009

HOMEOWNER'S COPY

Particulars				Amount
For period covered: (3 months)				
From: July 1, 2022		To: September 30, 2022		
Lot	Total SQM	Rate/SQM	Total Charges	
4	240	P7.00	P1,680.00	
			P0.00	
Remarks (if any):				
Less Discount:				
Total Amount Due				P 5,040.00

Payment received in:

☐ Cash

☒ Check

ME#0001988130

Received by:

Irene PALA OFFICER

DAVE HEWITSON / TREASURER

Billing above for Block 2 Lot 4 shows that a rate of P7/sq meter on 5 Sept 2022. During this time the Board was being led by Bryan Hammer

Billing below is also for Block 2 Lot 4. It shows that a rate of P7/sq meter was charged on 23 Dec 2023 and is effective until the end of CY2024. During this time, the Board was being led by Rommel Bundalian. Conclusion...there is **no increase in dues**.



PULU-AMISIC LOT - OWNERS ASSOCIATION INC. (PALA)

Clubhouse - Pulu Amisic Subd., Angeles City, Pampanga

MONTHLY DUES - ACKNOWLEDGEMENT RECEIPT

Payment for: **HOMEOWNER'S ASSOCIATION DUES**

APR No **000676**

Received from Owner / Renter:

Name: **Rosella Breckenridge**

Address: **blk 2 lot 4**

Angeles City, Pampanga 2009

DATE: **Dec. 27, 2023**

Particulars				Amount
For period covered: 12 months				
From: Jan. 01, 2024		To: Dec. 31, 2024		
	Rate/SQM	HO Due/Mo		
lot 4	240sqm	7php	1,680 / month	
Remarks (if any):				
From Jan. 2025				
Less Discount:				
				P -

☐ Cash

☒ Check

MB # **1991758**

Received By:

PALA OFFICER / DATE

Screenshots of Pulu Amsic website <https://puluamsic.com/> showing sample pages of board resolutions and financial data instantly available to our homeowners.



HOME FAQ COMPLAINT FORM CONTACT US LOGIN



Board Resolutions and Planning

FILE	UPLOADED
2023-001 Resolution Subject: RESOLUTION TO ADOPT A DUES STRUCTURE OF 7 PESOS	Jan 2024
2023-002 Resolution Subject: RESOLUTION TO ADOPT THE REVISED AND UPDATED PALA BYLAWS AND REGULATIONS.	Jan 2024
2023-004 Resolution Subject: Dealing with the use of Vacant Lots	Jan 2024
2023-005 Resolution Subject: Mr. Rodrigo Cruz, Failure to attend 4 board meetings in a row.	Jan 2024
2023-006 Resolution Subject: Violations of PALA Bylaws and Construction Rules.	Jan 2024
2023-007 Resolution Subject: RESOLUTION FOR CHANGES TO THE BYLAWS, SECTION 6, BUILDING AND ARCHITECTURE.	Jan 2024
2023-008 Resolution Subject: PALA BYLAWS AND REGULATIONS TO FOLLOW DHSUD GUIDELINES UNDER Republic Act No. 9504	Jan 2024
2024-001 Policy Resolution Subject: RESOLUTION TO REDUCE THE BOARD MEMBERS OF PALA FROM 7 TO 5 BOARD MEMBERS.	Jan 2024
STRATEGIC PLAN 2024 [MS Word]	Jan 2024
BUDGET ESTIMATE 2024 [MS Excel]	Jan 2024

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PALA Services
Board Members
Committees
Important Notices
Submission Activity
Rules and Regulations
Treasurer's Report
BOD News
Board Resolutions and Planning
Real Estate
Newsletters
Construction Forms
FAQ
Complaint Form
Security Incident Report Form
Marketplace
Home For Sale / Rent
Contact Us



Treasurer's Report

FILE

April 2024 Cash Flow
March 2024 Cash Flow
February 2024 Cash Flow
January 2024 Cash Flow
December 2023 Cash Flow
November 2023 Cash Flow
October 2023 Cash Flow
September 2023 Cash Flow
August 2023 Cash Flow
July 2023 Cash Flow
June 2023 Cash Flow

UPLOADED

April 2024
March 2024
February 2024
January 2024
December 2023
November 2023
October 2023
September 2023
August 2023
July 2023
June 2023

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Minutes](#)[Real Estate](#)[Newsletters](#)[Construction Forms](#)[FAQ](#)[Complaint Form](#)[Security Incident Report Form](#)[Masterplan](#)[Homes For Sale / Rent](#)[Contact Us](#)