



SOUTHWOODS GUARDIAN

Issue 28

September 7, 2021

NEW BOARD OF DIRECTORS




PRESIDENT
BACSA
MELCHOR
Technical / Projects Committee



CORPORATE SECRETARY
PASTOLERO
LUZ SOCORRO
Administration Committee



VICE PRESIDENT
MITA
VERONICA
Grounds and Environment Committee



DIRECTOR
NAVA
PETER
Security and Safety Committee



TREASURER
CAPISTRANO
ANTON
Finance Committee

The new set of Board of Directors for the year 2021-2022 was elected last July 31, 2021, and had officially taken over last August 16, 2021, in a hand-over ceremony conducted via zoom.



FINANCE

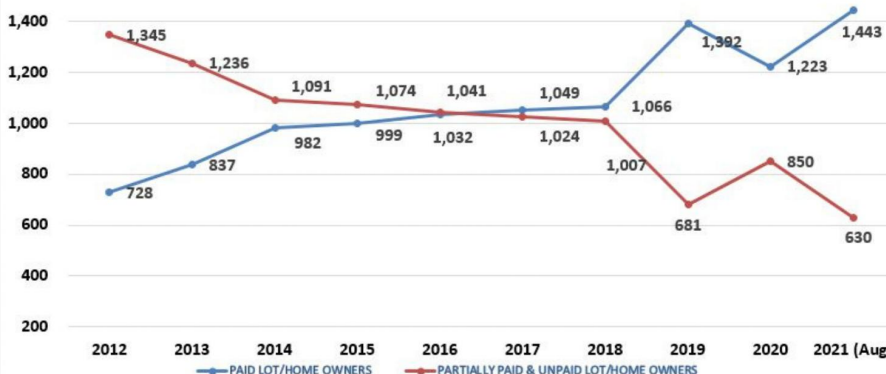
AS OF AUGUST 31, 2021



CASH POSITION

Cash in Bank	
Time Deposit	₱ 85,556,676
Current Account	12,042,591
Total Cash in Bank	₱ 97,599,267
Less: Allocation for Reserve/Contingency Fund	25,000,000
Available Balance for Operation	72,599,267
Less: Accounts Payable	
Refundable Construction Bond	19,450,000
Other Payables (Opex)	3,666,152
Total Accounts Payable	₱ 23,116,152
Net Cash Holdings	₱ 49,483,115

Profile of Lot/Home Owners



PROFILE OF LOT/HOME OWNERS

YEAR	TOTAL LOT/HOME OWNERS	
	PAID LOT/HOME OWNERS	PARTIALLY PAID & UNPAID LOT/HOME OWNERS
2012	728	1,345
2013	837	1,236
2014	982	1,091
2015	999	1,074
2016	1,032	1,041
2017	1,049	1,024
2018	1,066	1,007
2019	1,392	681
2020	1,223	850
2021 (Aug)	1,443	630

FINANCE

CONTINUATION..



SUMMARY OF REVENUES AND EXPENSES

2021 ACTUAL vs 2021 BUDGET

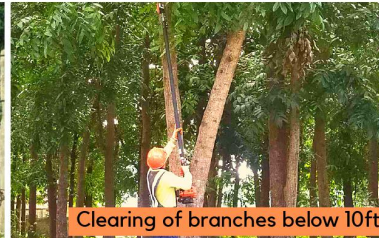
In Php '000s	Actual								2021 Actual Total (Ytd)	2021 Annual Budget			Variance
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug		Regular	Extraordinary	Total	
Total Revenues (Collections)	13,784	7,200	20,410	3,663	6,030	2,167	3,739	1,674	58,667	32,205	32,205	26,462	
Association Dues	11,697	6,866	20,105	1,816	5,558	1,807	1,477	1,317	50,643	22,564	22,564	28,079	
Current Year Dues	9,472	4,028	10,983	1,230	2,027	997	428	206	29,372	22,564	22,564	6,808	
Prior Year Dues	2,224	2,838	9,122	586	3,531	809	1,049	1,111	21,271	0	0	21,271	
Road Sharing Fee	1,806	0	0	1,806	0	0	1,806	0	5,417	7,223	7,223	(1,806)	
Other Income	282	334	304	42	472	361	456	357	2,607	2,418	2,418	189	
Total Expenses	3,919	3,666	4,108	4,001	3,971	4,233	3,907	3,757	31,562	47,901	6,264	54,164 (22,602)	
Security services	1,655	1,655	1,645	1,670	1,653	1,653	1,653	1,658	13,241	19,828	19,828	(6,587)	
Ground Maintenance	958	958	958	958	958	958	958	958	7,667	13,794	13,794	(6,127)	
Personnel costs	282	323	320	313	327	325	327	332	2,547	4,368	4,368	(1,821)	
Utilities	304	274	260	281	282	276	270	263	2,210	3,218	3,218	(1,008)	
Transportation and communication	139	18	20	17	17	15	18	16	259	568	568	(309)	
Repairs and maintenance	125	105	263	76	41	427	72	206	1,315	1,502	2,656	4,157 (2,842)	
Road Painting Expense	33	46	42	0	0	0	0	0	120	1,568	1,568	(1,448)	
Rent	25	25	25	25	25	25	25	25	198	430	430	(231)	
Village Events & Community Affairs	0	0	0	165	0	0	284	0	449	805	805	(356)	
Other expenses	232	96	399	326	500	388	133	123	2,198	3,389	3,389	(1,191)	
Covid-19 Expenses	167	166	177	170	169	166	166	175	1,357	2,040	2,040	(683)	
Excess of Revenues over Expenses	9,865	3,533	16,302	(338)	2,060	(2,066)	(168)	(2,083)	27,105	(15,696)	(6,264)	(21,959) 49,064	



GROUND MAINTENANCE



Fence clearing



Clearing of branches below 10ft



Grass cutting



Grass cutting



**GUYABANO
(SOUSOP)**



**ATIS
(SUGAR-APPLE)**

TREE AREA



**MACOPA
(JAVA APPLE)**

In 2018, the Beautification Committee organized a Southwoods Community Tree Planting Activity.

This year, some of the trees had already started bearing fruits.

Hopefully our community will be seeing and harvesting more fruits in the future.



ELECTRICAL REPAIR



TREE TRIMMING



HAULING OF TRIMMINGS



HAULING OF GARDEN WASTE

ELECTION 2021

AN EXTRAORDINARY ELECTION IN EXTRAORDINARY TIMES

By: Atty. Rosabel Cui

Yes, we did it!



Our first voter was a senior citizen who emailed his ballot from abroad as soon as he received it, excited to participate in the voting process. The rest of the email votes then trickled in, mostly from members who were only too happy to vote via email. This was proof to us, in the Nomelec, that the villagers of Southwoods were slowly embracing change.



So many have congratulated the Nomelec for implementing changes in our election process but we cannot take the credit. It was the Department of Human Settlements and Urban Development that mandated the use of alternative modes of voting in homeowners' elections as a response to the pandemic. With these new rules, this Nomelec was tasked with putting together an election fully compliant with many new requirements, while recognizing the technological limitations of many villagers, and without spending too much money. In other words, we had to implement changes to the norm, but not too ambitiously; we needed to take a few steps forward, but small and mindful ones, rather than leaps and jumps.

Initially, there was resistance. Some resisted until the very day of the election. But by and large, our villagers accepted the changes. For many, including Jen (Mayuga Cruz) and myself, it was a humbling and challenging experience that required assistance from others who were infinitely more tech-savvy. We are both relatively technologically proficient, and yet, Jen's son had to help her with our logo and my son was the one who edited our Miting video. The Administration staff also rose to the occasion by making wonderful signs/posters, accessing uploaded documents, and communicating via email or through video meetings. We witnessed others in the same predicament of change: children helping our nominees to set up their online presence, and family members helping to email ballots for voting.

And so we had the online Miting de Avance, voting via email from here and abroad, the nominee profiles that could be accessed electronically at any time, and an election that could be viewed online completely from start to finish. In this short period of three months, we witnessed the growth of our community and an amazing openness to learn new things. Yes, as a community, we did it! What a wonderful way to evolve in the face of this pandemic!

Thank you to the outgoing members of the Board of Directors of Southwoods for your capable work and dedication over the past two very challenging years. Thank you to all those who, from the sidelines, kept our village running on all cylinders along the straight and narrow. Congratulations to the new members of the Board of Directors. We look forward to all the exciting changes up ahead!



KNOW MORE ABOUT THE AUTHOR

Atty. Rosabel Cui is the NOMELEC Chairman of MSREHAI 2021 Election together with her team member Ms. Jen Mayuga-Cruz. She has been living in Southwoods since 2019 together with her husband, Gabby Cui and their 2 kids.

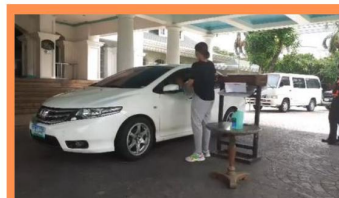
She is a graduate of AB Communication Arts from Ateneo de Manila University, Master of Arts, Communication, Journalism and Public Affairs from American University and Bachelor of Laws from San Beda College Alabang. Her legal practice covers Criminal Law, Family Law, Civil Law, General Litigation, Labor Law, Corporate Law and Arbitration



JEN MAYUGA-CRUZ 2021 NOMELEC MEMBER

Ms. Jen Mayuga-Cruz, her husband Ale Cruz and their 2 kids are residents of Mission Hills in Southwoods since 2015.

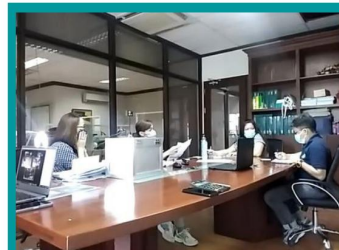
She is a graduate of Bachelor of Arts in Communication Research in the University of the Philippines - Diliman and the Qualitative Research Director at Consumer Vibe Asia, Inc. and founder & one of the managing partners of SESOU Nature Source.



Ballot box Drop-off point at Sports Clubhouse driveway



Registration Area at Building A parking lot

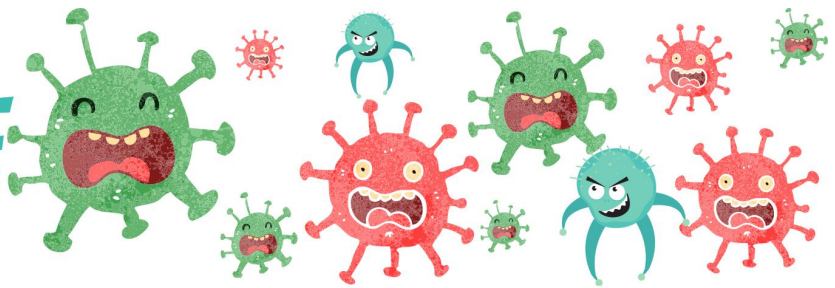


Ballot canvassing at MSREHAI Conference Room



Ms. Jen Mayuga-Cruz, NOMELEC Member, canvassing a vote

COVID UPDATE



Fast Facts about Delta Variant

according to CDC.gov

- **Delta Variant is more contagious than the other virus strains.**

"The symptoms of the Delta variant appear to be the same as the original version of COVID-19. However, physicians are seeing people getting sicker quicker, especially for younger people. Recent research found that the Delta variant grows more rapidly – and to much greater levels – in the respiratory tract."

- **Unvaccinated people are at risk.**

"Most of the patients hospitalized with COVID-19 are unvaccinated. Vaccines are highly effective at preventing COVID-19 infection and are also effective in fighting against the Delta variant."

- **Breakthrough cases for vaccinated people are rare, but do happen.**

"No vaccine is 100% effective. With the COVID-19 vaccines averaging about 90% efficacy, health experts expect about 10% of those vaccinated could be infected. When a vaccinated person tests positive for COVID-19, most either have no symptoms or have very mild symptoms, and it rarely results in hospitalization or death."

- **More COVID-19 variants are likely to come.**

"Health experts urge that if people want to get back to normal, a significant portion of the population needs to be vaccinated. As long as a chunk of people across the world are unvaccinated, new strains of the virus will continue to develop and cause problems."

Symptoms of Coronavirus (COVID-19)



CAVITE IS UNDER MODIFIED ENHANCED COMMUNITY QUARANTINE (MECQ) UNTIL SEPTEMBER 30, 2021

MODIFIED ENHANCED COMMUNITY QUARANTINE GUIDELINES
(September 6 - 30, 2021)

- Curfew:** 8 PM to 5 AM
- Allowed:** APOR and persons 18 to 65 years old (Quarantine Pass needed when going outside)
- Essential stores:** 5AM to 7PM
- Total Liquor ban:** Implemented
- Indoor dining:** Allowed at 30% of venue capacity. All fresco dining. Allowed at 50% of venue capacity.
- Community Mall:** 9AM to 7PM
- Indoor sports venues:** Closed
- Outdoor non-contact sports venues:** Allowed at 50% of venue capacity
- Personal care services:** Allowed at 30% of venue capacity
- Individual outdoor exercises:** Allowed within the barangay from 5AM to 8AM
- Recreational, entertainment, and gaming venues:** Closed
- Accommodations and events place:** Closed
- Religious gatherings:** Allowed at 10% of venue capacity
- Tricycle:** 1 passenger inside
- Jeepney:** 50% capacity (1 seat apart)
- Motorcycle:** 1 backride allowed (APOR only)
- Car:** 50% capacity
- Funerals for non-COVID related deaths:** Allowed at 10% venue capacity for immediate family members

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Sources:

<https://health.ucdavis.edu/coronavirus/covid-19-information/delta-variant.html>
<https://www.cdc.gov/coronavirus/2019-ncov/variants/delta-variant.html>