



SUN VALLEY RESIDENTIAL ESTATES

NEWSFLASH



BOD Meets with Mayor Ynares and Manila Water to Tackle Soaring Water Rates

On June 16, 2025, the SVREHAI BOD met with Antipolo Mayor Jun Jun Ynares and some key city officials, and Manila Water reps to address high water rates. Manila Water committed to conduct an area survey and simulation within June in Sun Valley to explore the feasibility of direct water supply to each household.

Other topics included possible LGU support —such as solar-powered streetlights and facilitating the compliance of the developer with the Compromise Agreement. Key action points are now in motion. Updates will be shared on milestones attained.

Pavilion Pool is Open

Another splash of good news with our community — the new Pavilion clubhouse swimming pool facility in Strawberry St. Phase 5 opened last June 25, 2025 !

Open from Wednesday-Monday, 9:00 am-5:00 pm, this addition not only enhances our shared amenities, but also gives homeowners more options for fun, relaxation, and convenience. Here's to more refreshing dips, and shared community joy — now with more options on where to swim!



REPORT FROM THE TREASURER

by : Vicente Angeles

The SVREHAI Board of Directors has made significant progress in its first six months of operation, despite starting with limited resources. Key highlights include:

- 1. Strong revenue growth:** Collected P9.8 million in association dues and P1.2 million from other sources, totaling P12.6 million.
- 2. Prudent expense management:** Total expenses of P6.0 million, resulting in a net fund balance of P6.558 million as of June 30, 2025.
- 3. Positive financial outlook:** At an average monthly expense of 1 million pesos , current funds are projected to cover essential operations for the next six months until December 2025. Surplus funds are being earmarked to fund priority projects such as repair and installation of new streetlights and the hiring of more grass cutters.

The Board's commitment to responsible financial stewardship and sustainable financial planning is evident, and we are optimistic about maintaining stability and funding new priority projects for community development.

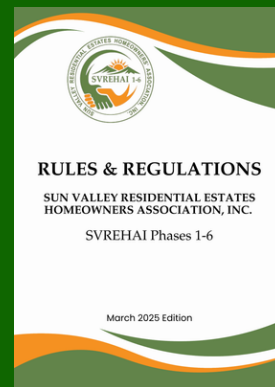
The monthly financial breakdown is shown below. The HOA treasurer is open to meeting those interested to know more details on the HOA financials. Just set an appointment through the HOA office.

MONTH	REVENUE	EXPENSES	NET REVENUE
Dec-24	1,600,400	174,262	1,426,138
Jan-25	4,047,450	981,936	3,065,514
Feb-25	1,933,800	319,148	1,614,652
Mar-25	1,269,150	1,214,743	54,407
Apr-25	1,121,250	649,224	472,026
May-25	1,522,084	1,565,566	-43,482
Jun-25	1,130,685	1,162,043	-31,358
TOTAL	12,624,819	6,066,922	6,557,896

Welcome to Our Community!

To help keep our neighborhood safe, clean, and harmonious, we've put together some simple Rules and Regulations. They are in place to protect everyone's rights and maintain the beauty of our shared spaces.

These guidelines have been emailed or shared with you. You may contact the Admin office if you do not have a copy.



Grass Cutting: The Service Everyone Notices

Grass cutting is one of the most visible and honestly, most talked-about services SVREHAI provides. A well-kept lawn not only beautifies our surroundings but also keeps everyone safe from the hazards tall grass can bring. When the developer turned over six grass cutting equipment, only five workers and two maintenance staff were assigned to manage the vast areas of our community. To improve efficiency, the Board outsourced grass cutting in February 2025 to a third party, with five contracted personnel working on a pre-planned quarterly cycle.

Meanwhile, two regular staff handled 216 special requests from February to June, while open spaces and vacant lots were maintained every three months. Listening to calls for faster turnaround, the Board hired three additional grasscutters in June, just in time to keep up with the rainy season growth spurts.

At SVREHAI, we remain committed to keeping our community clean, safe, and enjoyable – snipping away your worries, one blade at a time.

by: Jack Iglesia

Let there be Streetlights: Uncovering the "Root" of the Problem

If you've ever driven along Sun Valley East Drive—from the first to the second rotunda (where it branches into Cork and Cottonwood Streets)—you've probably noticed how dark it gets at night, despite the row of elegant decorative lamp posts. So why aren't they lighting up?

Here's the root of the problem—literally.

Over the years, the underground electrical wiring powering these streetlights was compromised by the massive root system of mahogany trees planted along this stretch. Mahogany roots are known to be extensive and invasive, and in this case, they have damaged the wiring enough to cause short circuits, leaving the entire 500-meter stretch in darkness.

What's Being Done?

The Facilities Committee has initiated a solution that involves:

- Rewiring the entire stretch above ground to avoid future root-related damage.
- Replacing affected lamp components and rerouting connections via new electrical poles.
- **Already done:** Replaced 14 lights along SV East Drive St and six lamps along the Phase 2 Rotunda.
- **Next project :** Rehabilitation of streetlights along SV Main Drive from Araneta Gate, and portions of SV Avenue up to RCH.

Furthermore, on June 16, 2025, the Board of Directors met with Hon. Mayor Ynares to discuss the expansion of streetlight installations along other main roads in Sun Valley, particularly those already donated by the developer to the local government. This is part of the HOA's broader push for safer, better-lit streets throughout the community.

Looking ahead, this project is actively underway and Sun Valley will soon be brighter and safer at night.

By: Jack Iglesia & Arnel Cruz

Priority Activites Funded by the Surplus

The surplus funds recorded beginning June 2025 are earmarked for urgent and high-impact community needs. These include, among others, the augmentation of the grass cutting team to improve grounds maintenance, the upgrade of street lights along major dark roads and the purchase of outdoor furniture to complete and enhance the functionality of the pavilion pool area.

Revitalizing the RCH Basketball Court: A Community Rebound

The RCH basketball court, a key feature of the Sun Valley Residential Clubhouse in Phase 2, is being restored through a volunteer-led initiative supported by the SVREHAI Board. Once a vibrant venue for social and athletic events, the court had fallen into disrepair—cracked backboards, corroded rims, and a dirt-covered floor made it unsafe and unusable.

This renovation includes installing FIBA-compliant goals, proper line markings, and essential repairs—all driven by residents' passion and commitment. Despite setbacks due to weather, illness, and resource limits, volunteers continue to dedicate time and effort to revive the court.

The upgraded facility will promote active lifestyles, community bonding, and youth development. More than just a court, this project represents the spirit of volunteerism and unity. As it nears completion, the RCH basketball court is set to become once again a proud, well-loved asset of the Sun Valley community.

By : Jimmy Castaneda



SAFETY and SECURITY

Here are the committee updates and advisories to enhance the safety and protection of our community.

Security Survey & Araneta Gate Control

CHP Security Agency has submitted a detailed survey with key recommendations to strengthen community safety. A major concern raised is SVREHAI's lack of control over the Araneta Gate, which remains under the developer's contractor, Yes Tac Security. The SVREHAI Board is actively pursuing legal measures to gain full control of the gate and has sought support from Mayor Ynares and the Antipolo LGU to implement SVREHAI's security protocols.

Theft Incident in Phase 4

A theft incident was reported last May 18, 2025 in a residence in Phase 4. The HOA security provided

assistance in making their own investigation report which was used by the home owner in her case build-up. The local Philippine National Police (PNP) is actively investigating the case and is building up evidence against identified persons of interest.

Lessons Learned:

Stay Alert: Report any suspicious activity immediately to the HOA admin office during office hours, or to the CHP Security hotline after hours.

Secure Your Property: If you must leave your home unattended, please inform the CHP Security Officer-in-Charge (OIC) and/or a trusted neighbor. Provide them with your contact information to be notified in case of any unusual activity at your property.

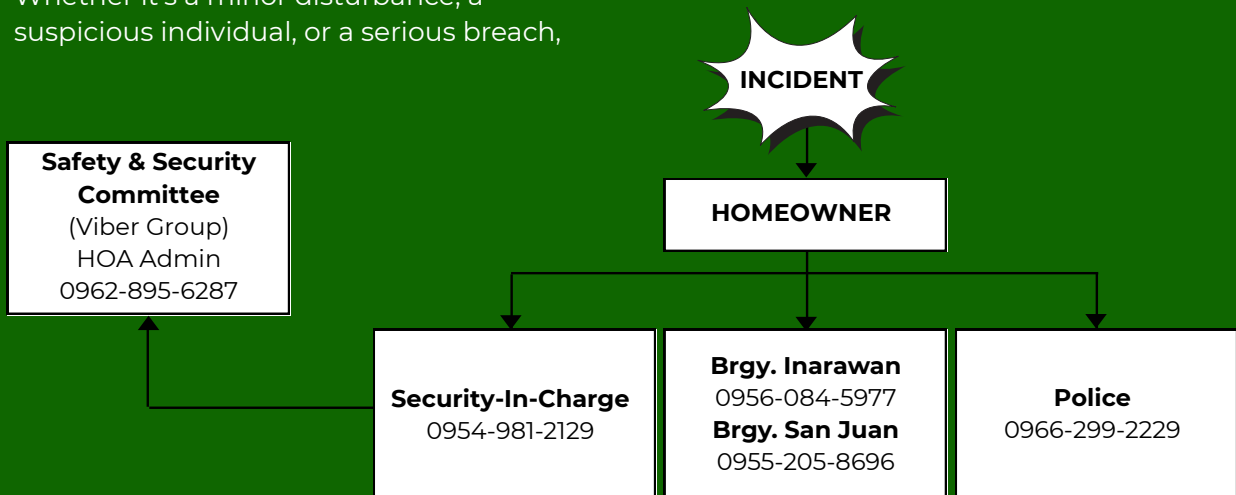
By: Rene Enriquez

Security Incident Report Protocol

The Security Committee defined a clear protocol for reporting security incidents to help ensure timely, accurate, and consistent documentation of events that affect the safety of our community.

Whether it's a minor disturbance, a suspicious individual, or a serious breach,

having a standard procedure allows the HOA and security team to respond appropriately, track recurring issues, and take preventive action. The detailed protocol will be shared in a separate post.



COMMUNITY EVENTS



Because Every Whisker and Wag Deserves To Be Remembered

What do you get when you mix wagging tails, colorful paints, and responsible pet care? A paws-itively delightful day at the Pavilion Clubhouse! On May 21, 2025, the community gathered for the much-anticipated **Anti-Rabies Pet Vaccination Day**—but this year, it came with an extra splash of creativity. While pets waited their turn for their protective shots, fur-parents had the chance to commission adorable custom portraits at the Live Pet Portrait booth led by our talented resident artist, Anne Tulayan. Anne brought pets to life on canvas, capturing their unique personalities and quirks in real time



Sun Valley Sports Plaza Revived for Your Best Moments!

On January 18, 2025, the SVREHAI Board of Directors happily reopened the **Sports Plaza, including the swimming pool**, marking the long-awaited return of free pool access for four family members of each registered homeowner. After months of anticipation, the refreshing waters were once again filled with happy splashes, laughter, and moments that build cherished memories.

The Sports Plaza is the first clubhouse to revive this beloved benefit. Adding to the excitement, improvements were made to illuminate the pathways around the soccer oval and basketball court after trimming of trees blocking the lamp posts, allowing homeowners to enjoy evening games and strolls safely.

The lively atmosphere continued to grow with the opening of **Bighani Café** on Valentine's Day, February 14, 2025. Nestled within the Sports Plaza, Bighani Café has become the newest go-to spot for residents, offering rich flavors of aromatic and locally sourced coffee, hearty meals, and refreshing drinks amid a backdrop of greenery – perfect for deep conversations, casual meetups, or peaceful solo moments.

These developments have transformed the Sports Plaza into a true community hub where families gather for sports, fitness, fun, and relaxation. The HOAs' dedication to creating vibrant, meaningful spaces has brought homeowners together to experience joy and quality time in an environment they are proud to call home.

Indeed, this is a landmark achievement – one born from commitment and teamwork, and one that promises to keep inspiring smiles for years to come.

A TIMELINE OF EVENTS

New Year Countdown
12.31.2024



Bishop Ruperto C. Santos' Visit
02.16.2025

Pet Pageant
04.09.2025



Easter Celebration
04.20.2025

Sports Clinic
04.26.2025



Feast of Our Lady of Fatima
05.13.2025

Anti-Rabies Vaccination
05.21.2025



From Waste to Wow! Community Art that Cleans Up Nicely

Who says garbage bins have to be boring? In a show of creativity and community pride, a few inspired neighbors took the initiative to commission our talented resident artist, Cecille Villar, to give their garbage bins a stunning makeover. With her artistic flair, Ms. Cecille transformed these everyday objects into vibrant public artworks featuring everything from blooming flowers and playful animals to bold patterns. The cheerful designs quickly caught everyone's attention, and thanks to the support of generous sponsors, even the bins at our Sports Plaza joined the colorful transformation. This project wasn't just about decoration—it was about bringing art into unexpected places



**Let us not become
weary in doing good,**
for at the proper time
we will reap a harvest if
we do not give up.

Therefore, as we have
the opportunity,
**LET US DO GOOD
TO ALL PEOPLE.**



Serving with Dedication

We're proud to introduce the dedicated team behind the smooth day-to-day operations of our community. From coordinating services and enforcing standards to serving as the bridge between residents and the Board, they help keep our neighborhood safe, orderly, and well-run.

L-R: Ruding , Marlon, Marissa , Jewel, Kem, Jeff, Robert

Jewel Pareño is the New SVREHAI Admin Head

Shout Out from Lyn Lim Li

The more I live here in Sun Valley, the more I appreciate that it's a "caring" community, bayanihan is always present. Whenever someone is in trouble or someone need help, they didn't think twice instead they help with all their hearts! What I like also the most is the wide range of amenities available here especially the opening of "Sports Plaza" this year where families can gather for picnics and children play on swings and slides, you can find people jogging along the paths of greenery, bringing everyone together! Sun Valley is not just a physical space we share, but a place we built friendships & memories together.



Our Purpose: Why This Newsletter Matters

At the heart of every thriving community is strong communication. This newsletter exists to bring us closer together — **to share positivity , inform, and inspire.**

Here's what we aim to achieve with every issue:

Keep Everyone Informed

From important HOA updates on services rendered and status of amenities to other community developments that is directly relevant to home owners , we want you to be in the know.

Celebrate Our Community

We shine a light on milestones and stories that make our neighborhood special. It's promoting the community "malasakit" spirit that makes this place home.

Foster Connection

Beyond news, we want this to be a space where we connect on a human level — sharing positive and caring stories, milestones, and even challenges. Through connection, we build unity.

This newsletter is more than just pages or pixels — it's a reflection of us. Thank you for reading, contributing, and being an active part of our community story.

Newsletter Team:

Debbie Enriquez
Kim Esguerra
Terry Sahagun
Vicente Angeles
Jewel Pareño

**For concerns or reports,
please contact:**



CHP Security Hotline:
0954-981-2129 (Viber)



Admin Office:
0962-895-6287



More Photos from our Community

