



Committee on Non-Government Organization

COMMITTEE HEARING REPORT

NO. NGO-035-S-2024

Office of the Sangguniang Panlungsod
Received by 15 JUL 2024
Date: _____
Time: _____

Subject: *LETTER REQUEST FROM VISTA VERDE SOUTH PHASE III HOMEOWNERS ASSOCIATION INC. PRESIDENT ATTY. JOSEPH A. CAPUYAN TO THE SANGGUNIANG PANLUNGSOD TO REVOKE/CANCEL THE ACCREDITATION AS NON-GOVERNMENTAL ORGANIZATION ISSUED TO THE VISTA VERDE SOUTH EXECUTIVE VILLAGE HOMEOWNERS ASSOCIATION, INC. (VVSEVHAI). (PCR 585-2024 dated May 27, 2024).*

FINDINGS:

In the letter submitted by Atty. Joseph A. Capuyan, President of Vista Verde South Phase III Homeowners Association, Inc., mentioned the complaints concerning illegal acts and fraudulent activities pertaining to Vista Verde South Executive Village Homeowners Association, Inc (VVSEVHAI).

They are also requesting the following:

1. The Zoning and Land Development Department and the Office of the Building Official not to honor the endorsement or HOA Certification issued by the non-existent VVSEVHAI;
2. The Sangguniang Panlungsod to revoke/cancel the accreditation as NGO/CSO issued to the non-existent VVSEVHAI; and
3. The Bacoor Component City Police Station (BCCP) to immediately stop the illegal activities, conduct an investigation, make warrantless arrests if necessary, and file appropriate criminal charges (such as estafa or falsification of documents) in court.

RECOMMENDATION:

Given that this entails legal issues, the Committee recommended that the above-mentioned subject be addressed properly by the Office of the City Legal Service.





Committee on Non-Government Organization

COMMITTEE HEARING MINUTES

NO. NGO-035-S-2024

Subject: *LETTER REQUEST FROM VISTA VERDE SOUTH PHASE III HOMEOWNERS ASSOCIATION INC. PRESIDENT ATTY. JOSEPH A. CAPUYAN TO THE SANGGUNIANG PANLUNGSOD TO REVOKE/CANCEL THE ACCREDITATION AS NON-GOVERNMENTAL ORGANIZATION ISSUED TO THE VISTA VERDE SOUTH EXECUTIVE VILLAGE HOMEOWNERS ASSOCIATION, INC. (VVSEVHAD). (PCR 585-2024 dated May 27, 2024).*

The 92nd regular session of the 5th Sangguniang Panlungsod was presided over by Vice Mayor Rowena Bautista - Mendiola and held on May 27, 2023, at the Sangguniang Panlungsod (SP) Session Hall, Bacoor Government Center. The session began at 10:05 a.m.

A letter was submitted by the Vista Verde South Phase III President, Atty. Joseph A. Capuyan to the Office of the Sangguniang Panlungsod on May 21, 2024. As mentioned in the letter, the complaint concerns illegal acts and fraudulent activities committed by Vista Verde South Executive Village Homeowners Association, Inc.

To ensure that all legal matters are properly addressed and resolved in accordance with the law, the Committee on Non-Government Organization Chairman, Hon. Reynaldo M. Fabian motioned that this item be recommended to the Office of the City Legal Service for proper handling. The motion was seconded and unanimously approved by the council members in attendance.

The regular session adjourned at 11:45 a.m.

Prepared By:

ARMILEEN LEGASPI - RED

Local Legislative Staff Assistant I

Attested By:

COUN. REYNALDO M. FABIAN

Chairman





Committee on Non-Government Organization

COMMITTEE HEARING MINUTES
NO. NGO-035-S-2024

Subject: **LEGAL OPINION NO. 067, SERIES OF 2024 FROM THE OFFICE OF THE CITY LEGAL SERVICE PERTAINING TO THE REQUEST FOR REVOCATION OF ACCREDITATION AS NON-GOVERMENTAL ORGANIZATION OF VISTA VERDE SOUTH EXECUTIVE VILLAGE HOMEOWNERS' ASSOCIATION, INC. (VVSEVHAI) IN THE CITY OF BACOOR, CAVITE.**

On May 27, 2024, the Committee on Non-Government Organization through its Chairman, Hon. Reynaldo Fabian referred re: LETTER REQUEST FROM VISTA VERDE SOUTH PHASE III HOMEOWNERS ASSOCIATION INC. PRESIDENT ATTY. JOSEPH A. CAPUYAN TO THE SANGGUNIANG PANLUNGSOD TO REVOKE OR CANCEL THE ACCREDITATION AS A NON-GOVERMENTAL ORGANIZATION ISSUED TO THE VISTA VERDE SOUTH EXECUTIVE VILLAGE HOMEOWNERS ASSOCIATION, INC. (VVSEVHAI) to the Office of the City Legal Service.

The Secretariat Office of Sangguniang Panlungsod received a copy of the above-mentioned subject on June 18, 2024, addressing various allegations in the letter sent by Atty. Joseph Capuyan and recommendations to resolve them.

In Legal Opinion No. 064 Series of 2024, the Homeowners Association is represented by Atty. Capuyan must not be confused with Vista Verde South Executive Village Homeowners Association, Inc. Also, there are two main differences between the two HOAs, which were further discussed in the legal opinion.

On July 8, 2024, during the 98th Regular Session presided by the Acting Presiding Officer, Hon. Reynaldo D. Palabrica. Hon. Fabian moved the said item to **ARCHIVED**. The Acting Presiding Officer declared the said item ARCHIVED and instructed the secretariat to inform the Office of the City Legal Service to send a letter addressed to Atty. Capuyan regarding their request for the revocation of the NGO accreditation of Vista Verde South Executive Village Homeowners Association, Inc. (VVEVHAI).

Hon. Palm Angel S. Buncio moved for the adjournment. The session ended at 11:30 am.

Prepared By:

ARMILEEN LEGASPI - RED
Local Legislative Staff Assistant I





Republic of the Philippines
Province of Cavite
CITY OF BACOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGBR-SPBac-F01.00
05/20/2024
Seal of
Good
Local
Governance
2023 Awardee
7 YEARS IN A ROW!

Attested By:

COUN. REYNALDO M. FABIAN
Chairman

COMMITTEE MINUTES NO. NGO-035-S-2024
REQUEST FROM VV PHASE III HOA TO CANCEL ACCREDITATION OF VVSEV HOA

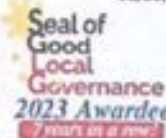
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Address: Bacoor Legislative and Disaster Resilience Bldg.,
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: (046)417-0727
Website: www.bacoorcitersp.com



Cert. no. 24/181809



PCR 585-2024 –LETTER REQUEST FROM VISTA VERDE SOUTH PHASE III HOMEOWNERS ASSOCIATION INC. PRESIDENT ATTY. JOSEPH A. CAPUYAN TO THE SANGGUNIANG PANLUNGSOD TO REVOKE/CANCEL THE ACCREDITATION AS NON-GOVERNMENTAL ORGANIZATION ISSUED TO THE VISTA VERDE SOUTH EXECUTIVE VILLAGE HOMEOWNERS ASSOCIATION, INC. (VVSEVHAI)

VISTA VERDE SOUTH PHASE III
HOMEOWNERS ASSOCIATION INC.

Vista Verde South Phase III Homeowners Association Inc.
Bk 1 Vista Verde South Ave. Extension
Corner Southview 2, Phase II
Vista Verde South Executive Village
Munding 4, Bacoor City, Cavite
0928-843-39-02

- ATTY. JOSEPH A. CAPUYAN
PRESIDENT
- MR. BALTAZAR W. TADEO
VICE PRESIDENT
- ATTY. VIRGILIO M. QUIFFAN
SECRETARY
- MR. HENRY ENOC DELA CRUZ
TREASURER
- MR. MELISA A. AGAR
ASSOCIATE TREASURER
- MR. RUPERTO L. ROMERO, JR.
AUDITOR
- MR. ELLAN C. OSMATADAN
CLERK
- MR. HENRY A. PRESIDENT
SANGGUNIANG PANLUNGSOD
- ADMIN AND INVENTORY
COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- CONSTRUCTION COMMITTEE
MR. JAMES B. SORIANO, III
Chairperson
- DEVELOPMENT AND SERVICES
COMMITTEE
MR. LUIS O. CORTESANO, III
Chairperson
- ELECTION COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- FINANCIAL MANAGEMENT
COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- GRIEVANCE AND
ADJUDICATION COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- LEVELHOOD COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- MAINTENANCE COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- MEMBERSHIP AND EDUCATION
COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- PEACE AND ORDER COMMITTEE
MR. JONAS SCHEFFER
Chairperson
- LOCAL AND CULTURAL
AFFAIRS COMMITTEE
MR. JONAS SCHEFFER
Chairperson

- Hon. Strike B. Revilla**
City Mayor
City Government of Bacoor
Bacoor City, Province of Cavite
- Hon. Rowena Bautista-Mendiola**
Vice Mayor & Presiding Officer
Sangguniang Panlungsod
- Atty. Aimee Torrefranca – Neri**
City Administrator
Bacoor City, Province of Cavite
- PLTCOL John Paolo V. Carracedo**
Officer-in-Charge
Bacoor City Component Police Station
CXJ9+67J, Molino Boulevard
Bacoor City, Cavite

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
BY: _____
DATE: 5-21-24 TIME: 4:11
BACOOR CITY, CAVITE

Gentlemen:

Good day!

This is regarding the complaint letter dated December 6, 2023, filed with Bacoor City LGU. The complaint concerns illegal acts and fraudulent activities committed by a group or individuals associated with the non-existent and defective Vista Verde South Executive Village Homeowners Association, Inc. (VVSEVHAI). It also includes a request for assistance from the Bacoor Component City Police Station (BCCPS) to investigate these fraudulent activities for possible criminal complaints.

The Department of Human Settlements and Urban Development (DHSUD) Regional Office No. 4-A has issued ORDER¹, clarifying that the territorial jurisdiction of Vista Verde (South) Executive Village Homeowners' Association **only includes Phase 1-A**. It does not cover or include the territorial jurisdiction of Phase 1-A-1, Phase 1-B, Phase 2, Phase 3, and Phase 4 of Vista Verde Executive Village.

And as confirmed in the DHSUD-Region IV-A Show Cause Order², the President on record of Phase 1-A is still **Mr. VICENTE R. SANTOS** and not the alleged past Presidents, Mr. Danilo C. Billedo, Mr. Joel Gonzales, Mr. Romeo C. San Diego, Atty. Mark Orino S. Buena or now Mr. Joel A. Cruz, since they are not actual residents of Phase 1-A.

Unfortunately, despite the DHSUD order/decision, the same group of individuals is still involved in fraudulent activities. They are issuing HOA certifications, and **collecting monies** in the form of association dues, construction fees, bonds, delivery fees, and other charges. Additionally, they are holding office at the subdivision's Clubhouse and making false claims on social media.

¹ copy attached to the letter of December 6, 2023
² copy attached to the letter of December 6, 2023

BACK





Republic of the Philippines
Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CCBR-SPBac-F01.00
05/20/2024



VVSEVHAI continues to misrepresent and fraudulently claim to be the legitimate homeowners association for the entire Vista Verde Subdivision, including Phase 1-A, Phase 1-A-1, Phase 1-B, Phase 2, Phase 3, and Phase 4.

It has been confirmed that the Zoning and Land Development Department, along with the Office of the Building Official (OBO), is currently accepting, processing, and releasing building permits based on HOA Certification documents that are being provided by the non-existent and defective VVSEVHAI.

We have discovered that VVSEVHAI was able to deceive the Bacoor City Sangguniang Panlungsod by submitting falsified documents, misrepresenting itself, and committing fraud. Despite being a non-existent and defective homeowners association, VVSEVHAI managed to get accredited as an NGO/CSO representative to the local special bodies of the City of Bacoor.

VVSEVHAI recently publicly announced the conduct of a GENERAL ELECTION¹ for the Board of Directors and Assembly of members on May 26, 2024. This is a blatant and total disregard for law and order.

Under the Local Government Code (LGC), both city and municipal mayors are obligated to "exercise supervision and control over all programs, projects, services, and activities," and "enforce all laws and ordinances relative to the governance" of their respective jurisdictions.

We humbly appeal to Mayor Strike B. Revilla, Vice Mayor Rowena Bautista Mendiola, members of the Sangguniang Panlungsod, and the concerned officials in LGU Bacoor to take immediate action to prevent any illegal activities and fraudulent acts carried out by individuals connected with the fictitious organization VVSEVHAI.

Specifically, we request the following:

- (i) The Zoning and Land Development Department and the Office of the Building Official not to honor the endorsement or HOA Certification issued by the non-existent VVSEVHAI;
- (ii) The Sangguniang Panlungsod to revoke/cancel the accreditation as NGO/CSO issued to the non-existent VVSEVHAI; and
- (iii) The Bacoor Component City Police Station (BCCP) to immediately stop the illegal activities, conduct an investigation, make warrantless arrests if necessary, and file appropriate criminal charges (such as estafa or falsification of documents) in court.

Thank you.

Very truly yours,

ATTY. JOSEPH A. CAPUYAN
President

Copy furnished

Engr. Arthur S. San Jose
Department Head
Zoning and Land Development Department

Engr. Felicitio R. Mejia, Head OBO



¹Photos of tarpaulin of the scheduled illegal general election of BODS/general assembly of members attached hereto.

BACK

