

The Official Newsletter of the
Parañaque Las Piñas Alabang Real Estate Board



PLAREB LEAD



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TIMING AND TRUST

by ROSLYN MANGAHAS, REB

"Without TRUST in one another, and without immediate action, and of course, prayer, this would not have come to fruition. It also goes without saying; without PLAREB, it would not have been possible"

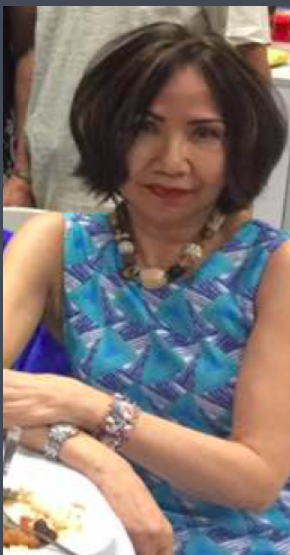


In real estate sales, I believe that TIMING and TRUST is always of the essence...

The day before Rachelle Cano asked me if I had a vacant lot for sale in Tahanan Village, I had just inquired about one, listed by Carl Golez, supposedly to be offered to my own client who specified Tahanan Village as one of her possible sites for investment. When Rachelle called, I immediately sensed the urgency. Her buyer was a village resident himself and was actively searching for a lot to buy. I knew the time to act was NOW.

A series of texts to Carl a few minutes later led to our agreement on the standard Professional fees sharing, with me as intermediary broker. Rachelle acted on it with speed! We instantly scrambled to write The Offer to Purchase, Carl running to get Certified True Copies, gathering all documents necessary, while we were feverishly communicating with each other thru the night. Rachelle then asked me who Carl was and as I referred to her as a 'He' (really not having a clue as to her identity), Rachelle asked me if Carl were Carolyn!!! Oops!!!! A girl!!!!!! She was also from PLAREB! Oh, my! To make for easier communication, we then formed a viber group and the transaction was consummated .

Without TRUST in one another, and without immediate action, and of course, prayer, this would not have come to fruition. It goes without saying; without PLAREB, it would not have been possible. Thank you !



About the Contributor

After she got married Roslyn found Real estate easy so she gave it shot..and loved it because she considers it a service.

She syndicated many joint ventures, some of which were Molave Homes in Merville, Jestra Villas in Pque, Jestra Heights in Tagaytay where she was Marketing director for all those projects.

Roslyn is more of a buyer's broker, studying the market movements and trends for her clients who ask for advise on investments. You might wonder where she got all these skills? She was trained by no less than Rodolfo G. Valencia in RGV where she started her real estate profession . She joined PLAREB in 2011 became Miss PLAREB and served as director (PRO) for 2 terms.

GHOST MONTH, YAY OR NAY?

By Vivian F. Gapido, PRO



"the Hungry Ghost Month this year is starting from the 8th of August until the 6th of September 2021 "

According to wofs.com "the Hungry Ghost Month this year is starting from **the 8th of August until the 6th of September 2021** so the Chinese believe many hungry ghosts wander around the human realm bringing accidents, illness and misfortunes. This is a time when the Gates of Hell are wide open and spirits and ghosts from the hell realms will roam freely on Earth to "seek food and entertainment" – all at the expense of humans. During the full moon of this month, **20th and 21st of August 2021**, it is also customary to make offerings to the wandering spirits and ancestors by burning joss paper, various paper merchandise, incense, as well as various food offerings on the area just outside of their homes as an attempt to appease the spirits and discourage them from bringing problems to the family. If you are walking around the neighbourhood, you should make sure that you do not accidentally kick or knock over any of the offerings made during the night of the full moon as doing so may bring the wrath of a wandering spirit on you.

There are a number of taboo practices followed by different ethnic Chinese groups during this month long period, and we list here the main taboos to stay safe during this dark period.

The first one is to not stay out late at night (especially pregnant women and young children), not to go swimming in the sea or lake, not to wait alone under a tree or bus stop after sun down, and most importantly not to pick up any money or coins that you come across on the road.

Thus, I embarked on a series of interviews from our Ka-PLAREB on their personal experiences during the ghost month.



According to Armand Coloma President at A.U. Coloma Corporation, August is just the same as the other months.



PP Cindy Medina quoted "I asked a client who's Singaporean if I should defer our deal on sale of her parking lot. She said no. She doesn't see all the fuss about having a ghost month. So there"



Phoebe Bretania added "For me there's no such thing as Ghost month, 3 months na akong no Sales naka benta nga kapingang pa". PP Gwen added, At least meron konting income, di ba? Ako naman naka installment , kaya installment din ang commission"



PP Gwen Suria agreed saying "For me, tuloy tuloy pa din transaction, hopefully maka closed deal naman before the month ends "

And so Ka PLAREB, our role is to facilitate the meeting of the minds between a seller and a buyer. Let us not deter ourselves from aiming for a successful transaction this month. Who knows? Your hard work might be rewarded with a fat commission. Onwards to a successful sale!

MLRA TIPS

By Maria Luisa R. Alversado, REB



Though emotion is inevitable in our profession since we deal mostly with people, we should learn to contain it more so at this pandemic time where situation is very different and difficult.

Lately, I have been glued watching Suits in Netflix, a US TV show about a talented college dropout, Mike Ross who starts working as a law associate for one of New York's best lawyers, Harvey Specter, despite never having attended law school. The show focuses on Harvey and Mike closing cases, while maintaining Mike's secret. I have always been fascinated about law cases but Suits is witty that I sometimes think of applying some scenes in actual selling. Though I like Mike's character more of Harvey's, I cannot deny that Harvey's almost no emotion role is actually his asset that's why he's the best closer in NY. I actually got this tip from his character.

Though like Harvey, we should have a heart in every transaction, we should learn not to get personal and consider every sale transaction a job. Admittedly, when I was starting, I tended to take some situations personally; but eventually, maybe because of years of experience too, I became less emotional.

I am still a work in progress but I am thankful (to Suits, for example) for reminders to treat work as purely work. Then, it is easier to move to succeeding transactions.

About our contributor...



Maria Luisa R. Alversado is a real estate broker and book author of, "A Broker's Vow." Her focus is in resale within the Laguna and nearby areas. She was PAREB-PLAREB's EVP in 2019. Aside from being a broker, she is also an accredited CPD lecturer with topics on EQ and Management in Real Estate Selling and Broker in the New Norm. Currently, she is the president of At Home Realty & Property Management Corporation based in Biñan, Laguna.

#MLRAtips

#brokerinnewnorn

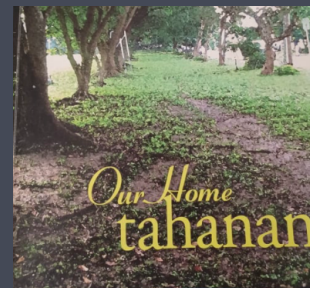
#abrokersvow



FEATURED ARTICLE: SUNRISE, SUNSET

by ROSLYN MANGAHAS, REB

"Looking back, Tahanan then was as young as I was, or as we all were, so to speak. It metamorphosed into the "personality" it was always meant to be. While we grew into motherhood and/or fatherhood, it grew to become not just a village , but a "Home."



The streets were lined with yellow bell trees, the air was fresh and from the gently rolling terrain of the development. I could see the Laguna Lake glistening in the sunshine. The Village was mostly vacant with a sprinkle of owner-built modern bungalows and two-storey houses dotting the horizon. At a time when real estate saw the beginning of mass housing production, Tahanan prided itself with one of a kind houses pretty much like the designer clothes vis- a-vis RTW's amid subdivisions of similar architecture that began sprouting in the vicinity. My husband and I opted for a lot at the farther end of the main avenue with a perimeter wall backing what was now in the South Bay Gardens fireflies strobed like Christmas lights while butterflies, bees, beetles and dragonflies were free. It was a peaceful spot for children to grow, to see, to smell, to touch, to experience nature.

And so it was, twenty-six years ago when I arrived just in time, needless to say with my baby and toddlers, to grow in that sub-urban atmosphere, where modern convenience reconciled with the rawness of nature. Back then, the children anticipated outdoor games with other children and it would be the highlight of their fun-filled afternoons under the not so hot sun even as it blazed thru the blue skies; playing with sticks and stones, catching butterflies and dragonflies or spiders, racing thru the open spaces and identifying the colors of flowers and the rainbow... these were what their childhood memories were made of.

As the children grew, so did the neighborhood, and only after a few years saw the vast expanse transform into all sizes and shapes of vertical construction, leaving just a few more lots vacant. With the new residents belonging to almost the same age bracket, we enjoyed the nights with street parties or afternoons in the park - parents and children alike. Thus also began the summers of Sports Fests, forging better team spirit, camaraderie and a sense of community.

Tahanan Village, now powered by residents highly involved and evolved in all aspects of society, be it religious, civic, environmental, political, social or economic issues, soon became recognized as a model community, most specifically in terms of security, cleanliness and zero waste management, which I am proud to say was pursued by no less than my sister Suzette Pido.

Looking back, Tahanan then was as young as I was, or as we all were, so to speak. It metamorphosed into the "personality" it was always meant to be. While we grew into motherhood and/or fatherhood, it grew to become not just a village , but a "Home." Though I must admit I found the name "Tahanan" too parochial in the past, I have come to appreciate its meaning, its significance to our lives.

Seasons pass, people change - they grow, they live, they die, and what remains will always be a legacy of their past to be carried on by future generations who will aspire to achieve dreams of their own. Tahanan village has witnessed the passage of time and transformed with the spirit of all who had lived and died, but it will always remain a haven, a spot that provided us our little paradise.

The bees, the beetles, butterflies and dragonflies are now gone and so are some of our children, as though some unforeseen conspiracy was forged in their lives but that is the true beauty of evolution. Other species may appear in their children to create memories uniquely their own, and our children shall become the new breed who will plan their own beginnings.

As I write , I can't help singing "Sunrise, Sunset" in my mind as I reflect the development of this village which grew in tandem with my children who are now all professionals, two of whom have children of their own and building their own place they too will call "home".



About the Contributor

Roslyn is a writer by profession. She studied Comm Arts in Maryknoll , trained in script writing , directing, producing TV shows in ABS CBN where she also appeared on camera a lot ! She did many commercial print ads. Despite all of this she never stayed in that career because she got married. The article was published in the Tahanan Coffee Table book "Our Home tahanan " in 2008

WISDOM NOOK

THE GOLDEN RULE

By Enp. Mary Daphne Bereciarte, REB, REA, REC, PP 2007

Throughout my practice of the profession, I have always been guided by the Code of Ethics. What is the underlying principle of the Code of Ethics? It is “Do unto others what you would have others do unto you”.

I have been a real estate broker since 1997. My father was also a broker and he is the reason why I am here in this profession. He practically forced me into taking the broker’s licensure examination after I graduated from college. To please him, I took the examination; fortunately passed it but I left it at that. I did not want to be a broker, having seen what my father had to go through to consummate a sale. How some scrupulous brokers would try to steal the transaction and doing anything even if it were to me quite shady.

In 1997, I saw an ad in the newspaper of a real estate company, a US franchise looking for brokers so I decided to go for the interview. I found out that they gave higher commissions for licensed brokers so I decided to dig into my files, to look for the notice sent by the DTI informing me that I passed the exam, and applied for my license. I went back to the company called Century 21 Alliance One, and that started my real estate career. In the end, I would say that “father knows best”.

Throughout my practice of the profession, I have always been guided by the Code of Ethics. What is the underlying principle of the Code of Ethics? It is, “Do unto others what you would have others do unto you”.

I try to treat both clients and co-brokers with fairness, justice and good faith. While protecting the interest of my client, I try to be fair vis a vis the other party in the transaction.

It is not easy to live by these tenets as I have learned during my 20 or more years in the practice. You meet people who have no scruples and would do anything to consummate a transaction. I would not want to pass judgment as I don’t know what that person could be going through. For myself, I would rather do what is right so as not to suffer the consequences which could greatly affect not only me but my client as well.

By sticking to these values, I have had to turn my back on some transactions. This could be quite disheartening, particularly if it meant losing a large professional fee. I would just console myself to the fact that I had not been a party to violating the law and putting a client in a position where they could be held liable. By doing the right thing, I am able to sleep well at night.



PLAREB Past Presidents from 2000 - 2011

About the Contributor



Daphne is an advocate of continuous education. In 2016, she embarked on her MBA journey Majoring in Building and Property Management and finished it in 2018. She was PLAREB President 2007, Secretary-General of PAREB 2019, a PRC Accredited Lecturer for Real Estate Training, the current PARA President, PIEP_NCR Past Board of Director in 2018, Licensed Real Estate Broker, Appraiser, Consultant, Licensed Environmental Planner, LEED Green Associate Certified BERDE Professional, LEED Accredited Professional - Operations & Maintenance. PLAREB is proud to have a rare gem like her.

PLAREB August 4K Session by Maritoni Trinidad, Board secretary



4k held last August 5, 2021.



Sir Arnold Abarquez sharing with us his knowledge about the Stock Market



Heal our Land for the closing song. Everyone participated!

For our next PLAREB 4K;

LIVE SELLING!

Time to declutter.

Find a good home for unused things.

Join our very first 4K live selling

Sept 2, 2021 5:00 PM

Thank you for your continued support and more power to
PLAREB!

RESA CORNER : "PRO PROFESSIONAL BANNER MAKING CONTEST"



by Xenia Estrella, 2nd VP

PLAREB 2021 PRESENTS:

THE PRO- PROFESSIONAL BANNER MAKING CONTEST!!!
OUR AIM: To educate the public on RA 9646, and recruit practitioners for licensing and certification.

WE ARE NOT: To demean, antagonize or condemn

* PLAREB is joining other professional organizations anew in the fight against unprofessional real estate practices.

* We are looking for the most creative design you can come up with, for use in all our releases starting September.

* Unlike most wordy banner templates that we are so used to seeing (but not reading through), though, the design we are looking for this year needs to be precise, eye-catching, informative; leaving a positive message

* The banner design we will be releasing online and in public places need to be easily understood by passers-by, and should carry useful information for all buyers, sellers and practitioners, alike.

* We know how creative our PLAREB members can be. From finding ways to service different types of personalities in our practice, to your PLAREB LEAD contributions and your creativity at our get-togethers (among other reasons), make us confident that we can rely on you to help the organization with this project.

Please contact Xenia (917 515-0828) to answer any of your questions.

Thank you very much for the support!

#plarebgetsitdonein2021 #plarebanticolorum



PRO- PROFESSIONAL BANNER MAKING CONTEST

Drawing in practitioners who will
advocate for RA 9646

- SINGLE AND GROUP ENTRIES WILL BE
ACCEPTED UNTIL
AUGUST 24.

- SUBMISSIONS MUST BE IN LANDSCAPE
FORMAT

- FUN PRIZES ARE IN STORE FOR THE
WINNER/S



*B.O.D. MAY TWEAK SOME
DETAILS BEFORE PUBLIC
RELEASE OF WINNING
BANNER*

CRITERIA FOR JUDGING

POSITIVE MESSAGE
25%

WIDE- RANGE OF
AUDIENCE NEEDS 25%



BROAD APPEAL
25%

CREATIVE
AWARENESS FOR RA
9646 25%

Check our FB pages regularly for contest updates

Check our FB pages regularly for contest updates

PLAREB AUGUST MLS BY JOELIZAH ZEPEDA, 3RD VP



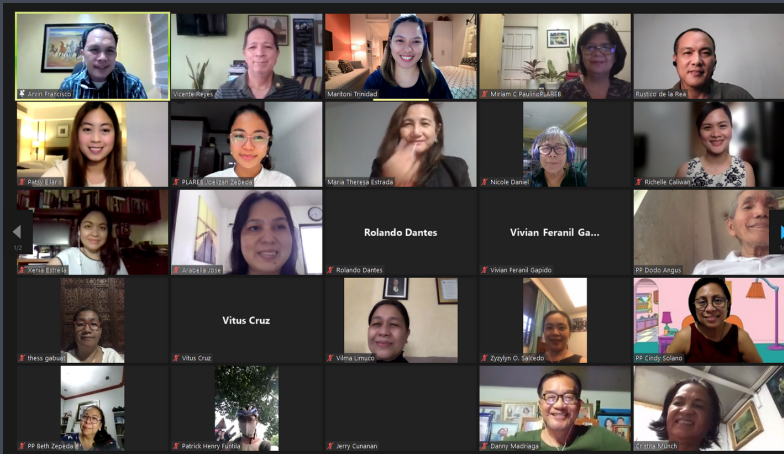
The BOD 2021 is grateful to have had Mr. Arvin Francisco as our Resource Speaker for the recently concluded August 11 MLS Session. Indeed, we are all inspired to continue our networking practice especially within our organization because we believe that together we achieve more. Watch out for our next MLS schedule. We'll definitely keep you posted.

BUILDING A CHAMPION SALES TEAM

Resource Speaker:
MR. ARVIN FRANCISCO
President - RCD Realty Marketing Corp.
PAREB Project Selling Chairman 2021

August 11, 2021
4pm | via zoom

www.facebook.com/groups/plarebmls



PLAREB AUGUST MLS RECOGNITION BY JOELIZAH ZEPEDA, 3RD VP



On behalf of the PLAREB BOD 2021, we wish to Congratulate PP Cindy Medina and PP Gwen Suria for the succesful sale of a property in Silang, Cavite.

Congratulations

TO OUR CONTRIBUTORS FOR THIS MONTH

PAST PRESIDENT
CYNTHIA FLOR MEDINA

PAST PRESIDENT
GWEN LAURA SURIA

For your donations kindly deposit to:
BDO SA# 007690022100
Payee: PLAREB

www.facebook.com/groups/plarebms

CONGRATULATIONS!

TO OUR CONTRIBUTORS FOR THIS MONTH

IPP
MARIA THERESA
ESTRADA

ASST. BOARD SEC.
RACHELLE CANO

3RD VP
JOELIZAH ZEPEDA

PP
CYNTHIA FLOR
MEDINA

BROKER
JEIFKAY ZEPEDA

Siblings Jig and Joy Zepeda, together with PP Cindy Medina, collaborated on the sale of a lot in BF Homes; just as Rachelle Cano and IPP Tess Estrada were successful with a sale of a property in BF International.

**2021 MLS CONTRIBUTORS
BY JOELIZAH ZEPEDA, 3RD VP**



WALL OF GOODWILL

 <p>THANK YOU FOR YOUR DONATION ELIZABETH ZEPEDA, PAST PRESIDENT 2006</p>	 <p>THANK YOU FOR YOUR DONATION JOELIZAH A. ZEPEDA 3RD VICE PRESIDENT</p>	 <p>THANK YOU FOR YOUR DONATION ARNOLD ABARQUEZ, REB</p>
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JUNE

 <p>THANK YOU FOR YOUR DONATION ROSLYN MANGAHAS, REB</p>	 <p>THANK YOU FOR YOUR DONATION RACHELE V. CANO ASSISTANT BOARD SECRETARY</p>
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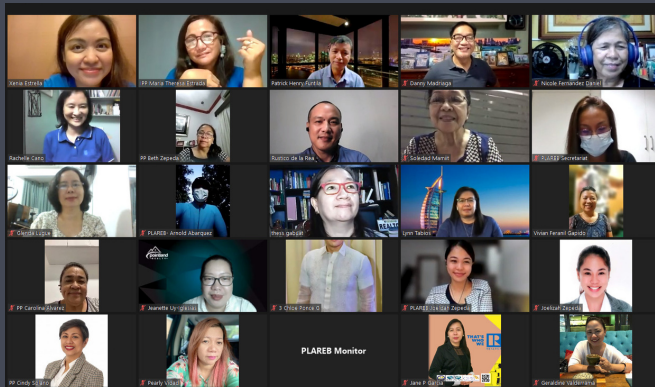
JULY

 <p>THANK YOU FOR YOUR DONATION RACHELE V. CANO ASSISTANT BOARD SECRETARY</p>	 <p>THANK YOU FOR YOUR DONATION MARIA THERESA A. ESTRADA IMMEDIATE PAST PRESIDENT</p>	 <p>THANK YOU FOR YOUR DONATION GWEN SURIA PLAREB PRESIDENT 2018</p>	 <p>THANK YOU FOR YOUR DONATION CYNTHIA FLOR S. MEDINA PLAREB PRESIDENT 2014</p>
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 <p>THANK YOU FOR YOUR DONATION JEIFKAY ZEPEDA, REB</p>	 <p>THANK YOU FOR YOUR DONATION CYNTHIA FLOR S. MEDINA PLAREB PRESIDENT 2014</p>	 <p>THANK YOU FOR YOUR DONATION JOELIZAH A. ZEPEDA 3RD VICE PRESIDENT</p>
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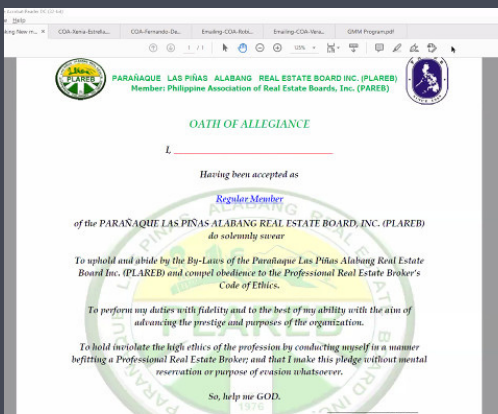
AUGUST

PLAREB JULY GMM BY MARITONI TRINIDAD, BOARD SECRETARY



During the July General Membership Meeting, our Resource Speaker, Atty Fernando De Vera, shared with us some appraisal points, tips and knowledge that can help us as Brokers in determining the value of a property. Our 2nd VP Xenia Estrella used her coaching skills and gave us 3 surefire ways to self-empowerment as RE Brokers and we felt really empowered after the talk!

Awarded with Best Smile were Past President Carol Alvarez and contender Atty Ayen Benedicto. I'm sure that everyone enjoyed the July GMM as our Officer of the month, Patrick Funtilla, put effort into making sure that the event became a success! Thank you to Robinsons Land and Vera Vertical Sales for being our event partners. More Power to PLAREB and see you next month!



Oath taking of new and Balik PLAREB Members, Elaine Rogers, Chino Oliva and Patricia Ellaris. Welcome to the PLAREB Family!

BINGO KA DAY
BY MARITONI TRINIDAD, BOARD SECRETARY



BINGO TICKETS ARE NOW ON SALE!

Let us have fun online and break away from the stress!

Invite your friends and families for our First ever Online BINGO!

P500 for 2 tickets, good for 7 games!
Cash and other items for prizes to be won!

Date: September 12, 2021

Time: 1:00 PM

This is a fund-raising event of PLAREB for the benefit of PLAREB and our chosen charity (Poultry Wakas community in Sucat, Muntinlupa)

We are also looking for sponsors and pledges for the event.

Looking forward to your support.

Thank you!

PLAREB PRESENTS

BINGO KA 'DAY!

**A FUND - RAISING EVENT OF PLAREB FOR THE
CHOSEN CHARITY**

**SEPTEMBER 12, 2021 | 1:00 PM
VIA ZOOM**

**TICKETS ARE NOW ON SALE!
P500 FOR A SET OF TWO CARDS
(GOOD FOR ALL GAMES)**

PAYMENT OPTIONS:
GCASH:
0917 740 7742
MARITONI TRINIDAD

**BDO SA# 007690022100
PAYEE: PLAREB**

FOR INQUIRIES CONTACT:
PLAREB SECRETARIAT KHAI
+632 8825 0942 | +63 928 524 2668

AUGUST GENERAL MEMBERSHIP MEETING

OOTM: Zzylyn Salcedo



AUGUST GENERAL MEMBERSHIP MEETING

Via Zoom | August 26, 2021 | Thursday | 2pm



RESOURCE SPEAKER:
MR. WILFREDO SEGOVIA
REB, REA, REC, CE
Chairman Founder
Segovia Devt Corp.
Metroheart Properties Inc.

TOPIC:
Digital Marketing



PRESENTER

THEME: FILIPINANA



PLAREB CPD seminar for Real Estate Brokers & Salespersons

Program Flow:

Day 1 August 27

10:00 AM- 12:00 NN – Revisiting Real Estate Investment Trust (REIT) with Ms Mary Ann Medina-Cue

1:00 PM – 3:00 PM - Land Conversion, classification and re-classification with Ms Mary Daphne Bereciarte

3:00 PM – 4:00 PM – Duties of Real Estate Brokers during Land Conversion with Ms Mary Daphne Bereciarte

Day 2: August 28

10:00 AM – 12:00 NN – Property Management with Ms Mary Daphne Bereciarte

1:00 PM – 2:30 PM – Updates on Maceda Law and the Rights of Buyers with Atty Rhodora Dapula

2:30 PM – 4:00 PM – Updates on the Rent Control Law and the Rights of Tenants with Atty Rhodora Dapula

Day 3: August 29

9:30 AM – 12:00 NN – Data Privacy with speaker Atty Rhodora Dapula

1:00 PM – 3:30 PM – Setting up One Man Realty Corporation with Atty Rhodora Dapula

You may register by scanning the QR code on the poster, or click this link:

<https://docs.google.com/.../1FAIpQLScFdklYHaKawb.../viewform;>

and you may share this now to all your friends. Thanks

From Education Committee



Broadening the Scope and Perspective of Real Estate Brokerage for Real Estate Brokers and Salespersons

CONTINUING PROFESSIONAL DEVELOPMENT SEMINAR

FOR REAL ESTATE BROKERS AND SALESPERSONS

August 27- 29, 2021
9:30 am - 4:00 pm
via Zoom
Seminar Fee: P1000 - 15 units
For salespersons P350 - 5units

 **Topic:** Revisiting Real Estate Investment Trust (REIT)
Speaker: Mary Ann Medina - Cue
REB, REA, REC, EnP

Topics: Land Conversion, classification & reclassification
Duties of Real Estate Brokers During Land Conversion
Property Management, Its Scope, Focus and Trends
Applicable to Real Estate Practitioners
 **Speaker:** Mary Daphne Bereciarte
REB, REA, REC, EnP

 **Topics:** Revisiting Updates on Maceda Law and the Rights of Buyers
Revisiting Updates on the Rent Control Law and the Rights of Tenants
Data Privacy
Setting up One Man Realty Corporation
Speaker: Atty. Rhodora Dapula
REB, REA, REC, EnP

Payment Options:
BDO SA# 007690022100
Payee: PLAREB
Gcash: +63 919 991 4880
Maria Theresa Gabuat
Please make sure to send your proof of deposit or payment with your complete name to plarebrealtors@yahoo.com or [viber +63 919 991 4880](https://viber.com)

Registration Link


For inquiries contact:
Maria Theresa Gabuat: +63 919 991 4880
Secretariat Khai: +63 928 524 2668

MEMBERSHIP AUGUST PROMOS

By: Rosalinda Tabios, 1st VP



Member gets member incentive will be given to those who successfully invite, (a) new members to register, and (b) inactive members to reactivate their membership. Please call PLAREB Secretariat for assistance.

Who are entitled to join this promo?

What do I get from recruiting new members?

How many members do I need to qualify to this promo?

Are the gift items convertible to cash?

What is the promo duration?

WHAT CAN YOU GET WHEN YOU RECRUIT A MEMBER?

200

REPUBLICA NG PILIPINAS

DALAWANDAANG PISO

PER NEW MEMBER

AUGUST BIRTHDAY CELEBRANTS

By Rosalinda Tabios, 1st VP



In behalf of BOD 2021, I would like to wish the following wonderful people a happy happy birthday!

- AUGUST 3** PP Porfirio Angus Jr.
Randy Pentecostes
- AUGUST 8** Christian Villamor
- AUGUST 9** Rustico de la Rea
- AUGUST 11** Jacinto Maria Gonzalez
- AUGUST 13** PP Edwin Allanigue
Emiliano Ynchausti
- AUGUST 19** Jeanette Iglesias
- AUGUST 20** Rosalinda Tabios
- AUGUST 28** Maria Xenia Estrella
- AUGUST 29** Grace Palaganas
- AUGUST 30** Rosalito Ladao





PARAÑAQUE LAS PIÑAS ALABANG REAL ESTATE BOARD, INC. MEMBERS WITH UPDATED 2021 MEMBERSHIP DUES as of August 18, 2021

1. Abanto Timothy R.
2. Abarquez Arnold V.
3. Agbulos Ditas Felicitas N.
4. Almadrones Reneberto P.
5. Alversado Maria Luisa R.
6. Arguelles Immanuel Mario P.
7. Arboso, Luzviminda
8. Bayongan Maria Venice O.
9. Benedicto Francisco III S.
10. Bernardo Editha A.
11. Caliwán Richelle L.
12. Cano Rachelle V.
13. Carbonel Maria Vivian A.
14. Carlos Sheila Marie D.
15. Chua William J.
16. Coloma Armando U.
17. Coloma James Armand C.
18. Coloma Armand Jr. C.
19. Cordero Emelyn Q.
20. Cortes Lilian Grace G.
21. Cristobal Felipe L.
22. Cruz Editha B.
23. Cruz, Vitus A.
24. Cunanan Gerardo S.
25. Daluz Ruth D.
26. Daniel Nicolasa F.
27. Dantes Rolando A.
28. De La Rea Rustico V.
29. De Leon Lourdes M.
30. Ellaris Patricia Anne L.
31. Estrella Maria Xenia S.
32. Flores Ramon D.
33. Funtilla Patrick Henry T.
34. Gabuat Maria Theresa D.
35. Gapido Vivian F.
36. Garcia Janette P.
37. Golez Carolyn I.
38. Gonzales Jacinto Maria S.
39. Herce Ramon R.
40. Iglesias Jeanette U.
41. Ilao Rosario H.
42. Inciong Genaline R.
43. Kopitzke Juvy M.
44. Ladao Rosalito V.
45. Lahoz Elizabeth Q.
46. Leeprawat Jocelyn M.
47. Limuco Vilma P.
48. Lloren Maylyn M.
49. Lobitana Irma M.
50. Lopez Severine Lizeta Constanca L.
51. Lague Glenda A.
52. Madriaga Danilo Benjamin M.
53. Magno Lina L.
54. Mamiit Soledad M.
55. Mandac Ellis A.
56. Mangahas Roslyn P.
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