



Oct/Nov 2020  
Volume 40, Issue 5



## 2020 NWC Board of Directors

**President**  
Ken Pfeiffer

**Vice President**  
Helen McAndrews

**Secretary**  
Dora Martinez

**Treasurer**  
Nicole LeDuc

**Members at Large**  
Randy Elgin  
Denise Ochoa  
Ben Saine

## Committee Directors

**Customer Service  
Representative**  
Wendy Diaz

**Customer Service  
Representative**  
Karen Leppard

**Neighborhood Watch**  
Helen McAndrews

**Soccer Program Director**  
Brittany Franklin

**Swim Team  
Program Director**  
Deb Roberts

**24-hour Security Patrol**  
(210) 363-5770

## On-Site Office Hours

Sun & Mon . . . . . Office Closed  
Tues . . . . . 10 am—2 pm  
Wed . . . . . 3:30 pm—7:30 pm  
Thurs . . . . . 10 am—2 pm  
Fri . . . . . 10 am—2 pm  
Sat . . . . . 8 am—12 pm

# NORTHWEST CROSSING

## NOTES FROM THE PRESIDENT'S DESK

I hope everyone is doing well and staying safe as things start to improve and jobs come back as businesses start to reopen.

The pools are closed for the season, and we had 8,660 visits this year. Unlike many others, we listened carefully to the government's guidelines and carefully opened and operated our pools. Thanks to everyone who obeyed the rules and stayed safe through this very difficult summer. We hope to be back to normal next year. We experienced a loss in pool and clubhouse rental revenue due to the COVID-19 shut down and hope to see that also return to normal in 2021.

Thank you to 98% of homeowners who have taken care of the 2020 annual assessment. Looking ahead to 2021...for the forth year in a row we will hold the annual assessment at \$250. NO INCREASE AGAIN!! Statements will go out in December, but early payment plans are available at no additional cost if you wish to spread out the payments. For more information, see page 7 or contact the On-site Office.

We are working on implementing a more modern member identification and pool pass system. More details to follow as we work on loading the system and training our staff. Members will soon enjoy new LED lighting currently being installed at the Dover Ridge tennis courts.

We are fortunate to welcome Karen Leppard to the On-site Office staff (see her bio below). Karen and Wendy look forward to assisting you. We continue to require masks and distancing in the office.

We continue to have our modified monthly Board Meetings on the third Wednesday of the month at the Weybridge Clubhouse and hope to have a mostly normal annual meeting in January.

Stay safe everyone and happy holidays.



Karen Leppard is a native of Northwest San Antonio who just recently returned to the Lone Star State after living in Washington, Connecticut, and South Carolina for the past 17 years. Karen has over 25 years of administrative experience and is excited to be a part of the Northwest Crossing Association team!


## HELPFUL NUMBERS

**ON-SITE OFFICE**..... (210) 647-0689  
Clubhouse rentals, Community Events, Volunteering  
**WEBSITE**..... [www.nwchoa.org](http://www.nwchoa.org)  
**EMAIL**..... [nwc@nwchoa.org](mailto:nwc@nwchoa.org)  
**FOLLOW ON**  @NWCSATX

**ON-SITE MANAGER**..... (210) 837-7774

**24-HR SECURITY PATROL**..... (210) 363-5770  
**EMAIL**..... [northwestcrossingg4s@gmail.com](mailto:northwestcrossingg4s@gmail.com)

**PATRIOT OFFICE**..... (210) 568-1558  
..... (210) 354-7403  
Payments, Deed restriction violations, Architectural Control Requests  
**PATRIOT FAX**..... (210) 568-6198  
**WEBSITE**..... [www.patriothoa.com](http://www.patriothoa.com)  
**EMAIL**..... [info@patriotcm.com](mailto:info@patriotcm.com)

**SOCCER PROGRAM**..... [nwchoa.soccer@gmail.com](mailto:nwchoa.soccer@gmail.com)  
**FOLLOW ON**  @northwestcrossingsoccer

**SWIM TEAM**..... [nwcrdolphins@gmail.com](mailto:nwcrdolphins@gmail.com)  
**WEBSITE**..... [www.nwcrdolphins.com](http://www.nwcrdolphins.com)

**NISD POLICE**..... (210) 397-5600  
**CITY SERVICES**..... 3-1-1  
Solid waste, animal care services, code violations, graffiti

**EMERGENCIES**..... 9-1-1  
**Non-EMERGENCY SAPD**..... (210) 227-7201  
**PRUE SUBSTATION**..... (210) 694-7600  
**SAFFE OFFICERS:** Garza..... (210) 207-5820  
Pruneda..... (210) 207-5826  
King..... (210) 207-5822  
**FIRE/EMS**..... (210) 207-7744  
**CITY COUNCIL, DISTRICT 6**..... (210) 207-3749

*Please note numbers for non-emergency SAPD and 24-hour security patrol above. If you believe a serious crime is being committed do not hesitate to call 911. We need your participation in eliminating opportunities for crime.*

## ASSOCIATION MEETINGS

### Board of Directors Meeting

3<sup>rd</sup> Wednesday of the month  
6:30 pm, Weybridge Clubhouse

### Annual Homeowner Meeting

**Save the Date!**  
**January 28, 2021**

## NWC HOA ACTIVITIES AT-A-GLANCE



**Zumba Fitness.** Currently ON HOLD, Weybridge Clubhouse. Check [nwchoa.org](http://nwchoa.org) and NWC Facebook page for updates on when you can once again join to burn over 500 calories/hour with this fun, energetic workout.



**Yoga.** Has returned to NWC Mon-Thurs 8:00-9:30 am, Weybridge Clubhouse. Join our small group for increased peace, flexibility, and wellness. Space is limited. More information on page 4.



**Fall Community Garage Sales.** Fri, Sat, Sun Oct. 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup>. Just in time for city bulky item pick up! All sales will be held at individual residences; city permit required. **Please social distance and wear masks.**



**Halloween Events.** Through October 25<sup>th</sup>. Participate in the NWC Family Photo Contest and NWC House Decorating Contest. Choose one or both! For more information see page 6.



**Veterans Day.** November 11<sup>th</sup>. Please honor your neighbors who are veterans in your own unique way. NWC will honor them with a display of United States flags down Dover Ridge. Enjoy!



**Election Day**  
**November 3<sup>rd</sup>**

**Early voting**  
**October 13<sup>th</sup> - 20<sup>th</sup>**

**Voter registration deadline**  
**October 5<sup>th</sup>**

<https://www.bexar.org/2229/Voter-Registration-Check-Polling-Locations>



# HOT TOPICS!

With nearly 4,000 homes in a relatively small area, there is bound to be some conflict between neighbors. This is a place to get accurate and timely information about the neighborhood you live in.

This issue covers concerns of some Northwest Crossing neighbors who are working from home. When residents are at home more, they notice things they may not have noticed before. These complaints are received at the On-site Office through phone calls and emails.

One of the best ways to solve any problem is make others aware that the problem exists and call on them to be a part of the solution.

*So, will you be a part of the solution or the problem?*

## Prohibited Vehicles

Working from home does not waive the deed restrictions within your HOA. That means that oversized vehicles cannot be stored on or in front of NWC residences.

Some NWC residents have requested permission to park an RV on their property for a variety of reasons—for houseguests, as a home office, or to provide quarantine space for a family member who falls ill. These requests have been denied and violators have been notified and may be fined.

If an oversized vehicle is parked on the street, the City can issue a ticket for the violation up to \$500.

## Parking in Front Yard & Storing Vehicles

While we realize many people have family and friends staying with them temporarily as a result of the pandemic, parking in NWC is limited to paved driveways and street parking. Requests to extend driveways may be submitted to the Architectural Control Committee. You can find the request form at [nwchoa.org](http://nwchoa.org).

Storing vehicles is a violation of deed restrictions and of a City ordinance. Vehicles—even those belonging to those who now work from home—must be moved every 48 hours. Vehicle registration must be kept up to date.

## Noise Nuisance

This is a big distraction for those working from home. Dogs who used to spend the workday hours barking constantly are now a major nuisance to their neighbors who are usually away during those hours. Loud music from neighboring yards and vehicles are also a nuisance and cause awkward interruptions for those in virtual meetings nearby.

We encourage NWC residents to speak with their neighbors respectfully and work cooperatively to point out and resolve nuisances. If a resident is concerned for the wellbeing of a barking dog, they should contact Animal Care Services at 3-1-1 or online at <https://www.sanantonio.gov/Animal-Care>.

In an August *Entrepreneur* online article, a recent Gallup survey was noted for having discovered that less than 40% of U.S. workers have returned to their workplace. Gallup also reported that 59% of work from home (WFH) employees prefer to continue working from home as much as possible. Another survey published findings that U.S. companies plan to have three times the number of WFH employees than they did pre-pandemic.

The *Entrepreneur* online article also pointed out that distractions in the home environment is one of the biggest challenges for remote workers.

The long and short of the situation is that many of your neighbors who commuted to and from work before COVID-19 are now working from home and will continue doing so as long as their employers allow it. This is the “new normal”. Working from home is difficult in many ways, but it is an important element to helping our economy recover from pandemic-related shutdowns. Eliminating distractions that are preventable and manageable is a challenge conscientious NWC neighbors can help each other accomplish.

Source:

<https://www.entrepreneur.com/article/353971>



# KUDOS KORNER

Many thanks to former On-site Staff member, Deb Roberts. Her efforts over the years made NWC events and activities enjoyable and successful for our entire community. We wish her luck in her future endeavors!

-Deneen Gilles



See a good deed? Please let us know!

Email us at [nwc@nwchoa.org](mailto:nwc@nwchoa.org).

Pictured on right: Mike & Elke Allen

Mike and Elke Allen got tired of seeing trash littered around NWC while they walked together. They thought, "Why don't we do something about it ourselves." So now they carry a bag with them and collect litter as they walk. On a Saturday morning Mike noticed a creature had recently been run over on Valley Trails, and without hesitation he covered his hand with a bag and removed the opossum to place it in a "peaceful place" out of view. This was not the first time he had done that either. Thank you to the Allens for the good you are doing!



Pictured above: Micah & Isaac DiGangi

This summer Micah DiGangi was looking for a service opportunity. She decided to clean up her own neighborhood and let her brother, Isaac tag along! They collected two whole bags!! Thank you, Micah and Isaac, for all your hard work.



**Mon/Tues/Wed/Thurs 8:00-9:30 AM**

**NWC Weybridge Clubhouse:  
10280 Dover Ridge**

**Instructor Thomas Shipman  
[Thomas.peacefulliving@gmail.com](mailto:Thomas.peacefulliving@gmail.com)  
(210) 781-0229**

**Classes resume July 6th  
\$50/month  
\$10/drop in**

**Will accept students  
up to 30 mins late.**

**Come experience increased peace,  
deeper breathing, increased flexibility,  
better posture, and pain reduction.**



## NWC ASSOCIATION HOLDS BOARD MEMBER ELECTIONS ANNUALLY HAVE YOU EVER CONSIDERED GETTING INVOLVED?

### What is the Board of Directors?

The Board of Directors consists of elected, volunteer Northwest Crossing homeowners. They are not paid for their time, nor do they receive discounts on their annual assessments. Positions vary by term length as follows:

- Five, 3 year term positions
- Two, 1 year term positions

The elected Board collectively determines which members will fill specific officer positions - President, Vice-President, Secretary, Treasurer, and three positions for Member at Large. There is no limit to the number of times a resident can be reelected to the Board.

### How does one get elected to the Board?

Elections for Board positions are held at the NWC Annual Homeowner Meeting in January.

NWC homeowners in good standing are eligible to be nominated for Board positions. Votes are cast and tallied at the Annual Homeowner Meeting.

Homeowners interested in being nominated to serve on the Board may contact the On-site Office. They may also want to contact neighbors to introduce themselves, encourage attendance at the Annual Homeowner Meeting, and/or provide them with proxy forms.

Nominations may also be made at the Annual Homeowner Meeting; intention to nominate does not have to be expressed ahead of time.

### What is a proxy form?

The proxy form is part of the Annual Homeowner Meeting notice and is mailed with the annual statement to each homeowner in December.

By completing the form:

1. You acknowledge the scheduled Annual Homeowner Meeting, even if you cannot attend.
2. You give the Association permission to count your proxy for the purposes of obtaining a quorum.

Without a quorum of 199 or more, the meeting must be rescheduled and the Association would incur an additional \$4,000 in expenses.

### Does the proxy form give away my vote?

In addition to helping the Association acquire a quorum, the proxy also gives homeowners the option to transfer their votes for any elections or other decisions that require a vote to:

- another NWC homeowner,
- a NWC Board member,
- or to the existing Board of Directors, as a group.

If the space indicated for vote transfer is left blank, the homeowner's vote will not be transferred; the proxy will be used for the purpose of acquiring a quorum only.

Proxy forms may be requested from the On-site Office. Completed proxy forms must be received by the Association by the date specified on the proxy form to be counted.

# NWC HALLOWEEN

FAMILY PHOTO CONTEST

Think your family  
is the most  
SPOOK-tacular?  
Show us!



**To participate in these events:**

**Email an entry photo and a photo of your NWC photo ID card  
to [nwc@nwchoa.org](mailto:nwc@nwchoa.org) by October 25th.**

**Remember, all decorations must be removed within 45 days after Halloween.**

# NWC HALLOWEEN

HOUSE DECORATING CONTEST



Scare up the outside of your house and yard  
with things that go bump in the night!





## GET AHEAD IN 2021

More than ever, we are looking ahead to a promising new year! Along with a new year comes the NWC annual assessment; it is due every January 1<sup>st</sup>. Paying the assessment early is both convenient and can save you costly late fees. Making these three easy payments in 2020 can offer peace of mind in 2021.

Payment #1: OCTOBER      Amount: \$84

Payment #2: NOVEMBER    Amount: \$83

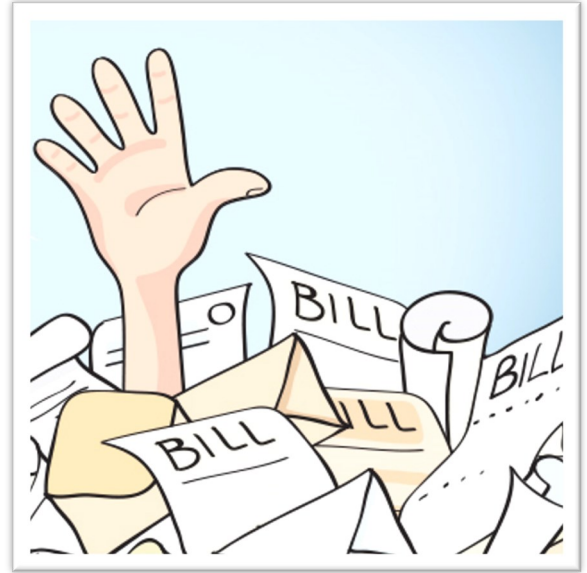
Payment #3: DECEMBER    Amount: \$83

Payments may be made online at <https://patriothoa.com> or through your online banking bill pay service. Be sure to use Patriot's mailing address below and include your 5-digit NWC Association account number.

The NWC On-site Office accepts checks and money orders payable to "NWC HOA." The On-site Office will close after 12:00pm on December 19<sup>th</sup> and will reopen January 5<sup>th</sup>, however contents of the drop box will be picked up regularly.

Payments can be mailed to Patriot at:

1826 Grandstand Drive  
San Antonio TX 78238



D O N ' T   W A I T  
**REGISTER NOW**

[www.alamo.edu/nvc/register](http://www.alamo.edu/nvc/register)



**#1 Community  
College in Texas  
#6 In The Nation**



ALAMO COLLEGES DISTRICT  
Northwest Vista College



## RESIDENT SPOTLIGHT:

### NWC FREE LITTLE LIBRARY, MISTY BROOK PARK

#### SPOTLIGHT SEARCH

We are looking for inspiring spotlights for future issues of the NWC HOA newsletter.

Do you or your neighbor have an interesting job?

Do you serve in the community or have you observed another giving service?

Has your neighbor overcome seemingly insurmountable obstacles?

How about a good person you think others would like to know more about?

Send us a story!



NWC would like to introduce you to one of its newest residents!

Our second Little Free Library joined the neighborhood in September. We invite you to visit and take advantage of this great asset to our community.

Our other Little Free Library is located in the Weybridge Clubhouse parking lot. Both are well stocked with books and other reading material for all ages.

“In 2009 Todd H. Bol created the first Little Free Library book

exchange and placed it in his Hudson, Wisconsin, front yard in tribute to his mother, who had been a teacher. Ten years later, his idea had snowballed into a worldwide book-sharing movement. Because of this global book-sharing phenomenon, millions of books have been shared and thousands of neighbors have connected for the first time! The Little Free Library nonprofit organization is at the heart of this global movement to inspire a love of reading, build community, and spark creativity (<https://littlefreelibrary.org/10years/>).”

Lifetime NWC resident, Kennedy Engle, is an Eagle Scout candidate and built our Library as part of his Eagle project with support of mentors, friends, and family. Eagle is the highest rank attainable in the BSA Scout program.

Misty Brook Nature Park is close to Kennedy’s home and closest to his heart. For four years, beginning in 2<sup>nd</sup> Grade, he cleaned up the park monthly with Cub Scout Pack 458 from Fernandez Elementary School. As a Scout, he and his troop cleaned up Dover Ridge Nature Park. Giving back to his community has become a lifetime pursuit. For Kennedy, choosing Misty Brook Nature Park as the home for this library was the perfect fit.

We also want to recognize the other NWC residents who supported this project:

Patti & Samantha Barrios

Patrick Walls

Michael Harris

Christopher Alvarez (past NWC resident)

John Engle & Lori Borroni-Engle (Kennedy’s parents)





## NEW HOMEOWNERS



NWC Association has an On-site Office at 10280 Dover Ridge across from NWC Crossing Elementary. Staffers Wendy and Karen would like to welcome you to the neighborhood.

Although a visit right now under the circumstances will be brief, please stop by. They have a welcome packet full of helpful information for you and can issue your NWC photo ID card so you can access NWC pools, parks, and other amenities.

Welcome to NWC!

**NORTHWEST CROSSING  
ASSOCIATION**  
of SAN ANTONIO, Inc.

On-site Office:  
10280 Dover Ridge  
San Antonio TX 78250

Mailing Address:  
1826 Grandstand Dr  
San Antonio TX 78238

Phone: 210-647-0689  
E-mail: [nwc@nwchoa.org](mailto:nwc@nwchoa.org)

[www.nwchoa.org](http://www.nwchoa.org)



## NWC COVID-19 PRECAUTIONS

We are abiding by City recommendations for cautious operations and safety of all residents.

- **NWC On-site Office**

We continue to encourage residents to stay home and contact us by phone and email. We also encourage residents to make payments online or through the drop box at the On-site Office. The Patriot HOA Management office is closed; customer service is available by email.

- **NWC Parks & Tennis Courts**

These NWC amenities are open to residents who have updated NWC photo ID cards, and obtained the required waiver sticker from the On-site Office. Masks are required for those 10 years and older when social distancing is difficult.

- **NWC Meetings & Clubhouse Use**

Board meetings will take place at the Weybridge Clubhouse Oct 21<sup>st</sup> and Nov 18<sup>th</sup>. Clubhouse use for anything other than Board meetings is not permitted at this time.

## STAY IN THE KNOW

**Would you like to receive notifications of what's going on in your neighborhood?**

**We recommend three ways to stay in the know.**



Go to **Nextdoor.com** and register for an account; your address is required. NWC security and SAPD highly recommend you join. *NWC staff and Board members are not admins of Nextdoor.*



We are on Facebook **@NWCSATX**. Follow our page for important announcements from the community.

*Please note: Using Nextdoor or Facebook is not a good way to contact NWC on-site office or NWC security.*



**Email!** Send us an email at **[nwc@nwchoa.org](mailto:nwc@nwchoa.org)**. In the subject line type: **Join**. We will add you to our email group. We will not send emails more than once a week.



## Northwest Crossing HOA

### Bi-Monthly Newsletter Advertising Options

**NWC IS HOME TO NEARLY 4,000 RESIDENCES IN SAN ANTONIO!**

Our eNewsletter is published in-house every other month and gives readers information about community events, volunteer opportunities, safety and security concerns, homeownership tips, and more. The newsletter is public on our website making it available to more than just NWC residents. Businesses are invited to advertise their services and products in the electronic newsletter. See below for the publication schedule and pricing.

**Issues are published on the 1st of these months:**

**February**

**August**

**April**

**October**

**June**

**December**

Ads must be submitted by the 10th of the month prior to publication.

**Contact the NWC HOA On-site Office at (210) 647-0689 or [nwc@nwchoa.org](mailto:nwc@nwchoa.org).**

**HALF PAGE**

**5" X 7.5"**

**\$200**

***\*6-issue contracts of same-size ads  
receive one ad free.***

**QUARTER PAGE**

**5" X 3.75"**

**\$100**

**BUSINESS CARD**

**2.5" X 3.5"**

**\$50**