



Dec 2021– January 2022  
Volume 40, Issue 12



## 2021 NWC Board of Directors

**President**  
Ken Pfeiffer

**Vice President**  
Helen McAndrews

**Secretary**  
Dora Martinez

**Treasurer**  
Nicole LeDuc

**Members at Large**  
Denisse Ochoa  
Diane Lopez  
Ben Saine

## Committee Directors

**Customer Service  
Representative**  
Karen Leppard

**Customer Service  
Representative**  
Kayla Clark

**Neighborhood Watch**  
Helen McAndrews

**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..... 3:30–7:30 pm  
Thurs..... 10 am–2 pm  
Fri..... 10 am–2 pm  
Sat..... 8 am–12 pm

# NORTHWEST CROSSING

## NOTES FROM THE PRESIDENT'S DESK

Merry Christmas and Happy Holidays to all.

2021 has been a year of challenges and success stories for Northwest Crossing. The great freeze of February hit everyone hard and taught us some lessons about preparedness. Your Association has taken steps to be better prepared and offer a list of suggestions for you to be better able to weather the next storm when the lights go out (see pages 3-4).

Looking back on the year we were able to accomplish much even with the pandemic creating problems. For example: safely operating our pools (over 14,000 visits), installing three new pool pumps, building a new shed to store our pool covers, installing emergency call boxes at pools, adding Wi-Fi at both pools, replacing the “fall material” in the playgrounds, repairing numerous irrigation breaks, installing 12 new entry signs, replacing park signage, major tree trimming effort, installing new digital marquee signs and, with your help instituting the new CellBadge ID system of identification.

A huge thank you to Karen and Kayla for organizing and executing the “Trunk-or-Treat” event. We estimate over 500 attended and from all accounts all had a great time.

We remain strong financially with 99% of property owners taking care of their 2021 assessment. The high number paying on time greatly reduced our collection cost and allowed us to keep the assessment amount for 2022 at \$250. THANK YOU!!! That's the fifth year with NO INCREASE!! The 2021 financial report and 2022 budget details will be briefed at the January 27, 2022 annual meeting. The briefing slides will be published after the meeting. If you cannot attend please fill out and drop off at the Weybridge Office drop box the proxy form that you received with your annual assessment notice. We always need proxies to make quorum and hold the meeting (see details of meeting on page 6).

As the holidays approach porch pirates become more active so help your neighbors and stay vigilant. Helen McAndrews is working hard to recruit new members for our Citizens on Patrol program. Please contact her if you can participate.

Stay safe and have a Happy New Year.

## 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)

**JOIN**  @Northwest Crossing Association of San Antonio

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

**24-HR SECURITY PATROL**..... (210) 363-5770

**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**  @Northwest Crossing Soccer

**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

SAPD SAFFE, OFFICER PRUDENA.. (210) 207-7169

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

3rd Wednesday monthly at 6:30 pm

Weybridge Clubhouse

10280 Dover Ridge

*Homeowners are invited to attend. To schedule time to address the Board, contact Dusty (210) 837-7774.*

### Homeowners

Thursday, January 27th, 2022

6:30pm

Weybridge Clubhouse

10280 Dover Ridge

## NWC HOA ACTIVITIES AT-A-GLANCE



**Zumba Fitness.** Join this fun and energetic workout with Instructor Wendy Diaz and burn over 400 calories/hour. Classes are held Tues and Thurs from 7:30 pm to 8:30 pm at the Weybridge Clubhouse. Space is limited!



**Annual NWC Homeowners Meeting.** January 27th at 6:30pm in the Weybridge Clubhouse.



**Monthly NWC HOA Board Meeting.** No meeting for December. Board will meet following Annual Homeowner Meeting in January as needed.



**Pictures with Santa, hot cocoa, and cookies.** Wednesday, December 15th in the Weybridge Clubhouse from 6-7pm. Stop by for some festive snacks and to get your picture taken with Santa!

## NEED A REALTOR? HIRE A PRO!



**RE/MAX**  
NORTH-SAN ANTONIO  
**RON MERSINGER**  
(210)-383-0733  
[homeron.com](http://homeron.com)

## SERVING SAN ANTONIO SINCE 1988



After the winter storm in February 2021, we got a harsh reminder that we need to be better prepared. Here are some safety tips to remember for the upcoming winter. Always better to be safe than sorry.

# Winter Safety

## Stay warm if the power goes out:

- Close blinds or curtains to keep in heat.
- Close off rooms to avoid wasting heat.
- Stuff towels or rags in cracks under doors.
- Wear layers of loose-fitting, lightweight, warm clothing.

## Tips to make sure your home, family and pets are ready for the cold weather:



- Insulate outside faucets and pipes near outer walls.
- Let cold water drip from faucets. Dripping water through the pipes helps prevent them from freezing.
- Make sure that if you are planning on using furnaces, heaters, fireplaces and wood stoves that they are clean, well-ventilated and in good working condition.
- To prevent carbon monoxide poisoning, NEVER operate generators and other fuel-powered devices inside a home or an enclosed space, such as a garage. The deadly odorless, colorless gas is produced any time a fossil fuel is burned. Make sure your home has working carbon monoxide detectors.
- Make arrangements for proper shelter and an emergency supply of food and water for your family and pets.
- Stock up on firewood and supplies, including canned goods and bottled water.
- If you will be away from home for a long period of time, set your thermostat to 55 degrees or higher and open cabinets under sinks.
- Make sure you have inclement weather contact numbers for schools and work.
- Check on friends and family members whose health or age may put them at greater risk from cold weather.

## How to Prevent Frozen Pipes

- Keep garage doors closed if there are water supply lines in the garage.
- Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.
- When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe - even at a trickle - helps prevent pipes from freezing.
- Keep the thermostat set to the same temperature both during the day and at night. By temporarily suspending the use of lower nighttime temperatures, you may incur a higher heating bill, but you can prevent a much more costly repair job if pipes freeze and burst.
- If you will be going away during cold weather, leave the heat on in your home, set to a temperature no lower than 55° F.

## How to Thaw Frozen Pipes

- If you turn on a faucet and only a trickle comes out, suspect a frozen pipe. Likely places for frozen pipes include against exterior walls or where your water service enters your home through the foundation.
- Keep the faucet open. As you treat the frozen pipe and the frozen area begins to melt, water will begin to flow through the frozen area. Running water through the pipe will help melt ice in the pipe.
- Apply heat to the section of pipe using an electric heating pad wrapped around the pipe, an electric hair dryer, a portable space heater (kept away from flammable materials), or by wrapping pipes with towels soaked in hot water. Do not use a blowtorch, kerosene or propane heater, charcoal stove, or other open flame device.
- Apply heat until full water pressure is restored. If you are unable to locate the frozen area, if the frozen area is not accessible, or if you can not thaw the pipe, call a licensed plumber.
- Check all other faucets in your home to find out if you have additional frozen pipes. If one pipe freezes, others may freeze, too.

## Staying safe on the road

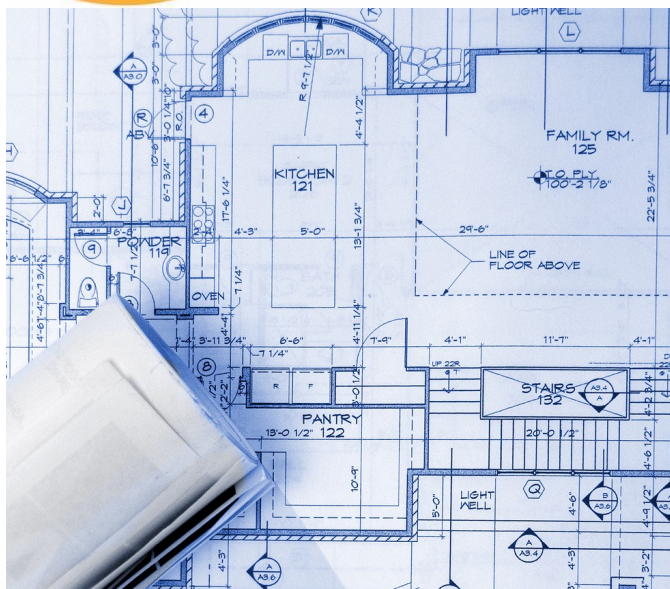
- Make sure your headlights are on.
- Reduce your speed and leave plenty of room to stop. You should allow at least three times more space than usual between you and the vehicle in front of you.
- Brake gently to avoid skidding.
- Do not use cruise control on any wet, snow-covered or icy roads.
- Be aware of possible icy roads. Be especially careful on bridges and overpasses, which freeze sooner than roads. And even at temperatures above freezing, if conditions are wet, you might encounter ice in shady areas or on exposed roadways like bridges.
- Be careful on infrequently traveled roads, which may not be cleared as often as other roads.

## For more information and safety tips go to:

- <https://gov.texas.gov/first-lady/post/winter-weather-safety-tips>
- <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/winter-storm.html>
- <http://tx-aaa.iprsoftware.com/news/aaa-texas-expert-driving-advice-as-winter-weather-system-set-to-blast-texas>



# HOT TOPICS!



## Architectural Control Committee (ACC)

The ACC for Northwest Crossing is very active and diligent in performing its function of approving or disapproving ACC Requests in a timely manner. The Covenants, Codes, and Restrictions dictate most actions. The committee reviews each request and provides a response usually within one week, but may take up to 30 days. If the ACC has questions or is missing information they will contact the homeowner as soon as possible.

## Parking

Vehicles cannot be parked on the yard. Inoperable vehicles includes those that cannot be driven on public roads legally (expired registration or safety problem). These cannot be stored on the street, driveway, or yard. Trailers, RVs, and boats cannot be stored in view on the property, street, or yard. City allows up to 24 hours to load, unload, or make minor repairs, otherwise they can tow or give tickets. Vehicles cannot be parked on sidewalks, within 5 feet of trashcans or mailboxes, or within 10 feet from a fire hydrant. Our neighborhood was not designed for multiple cars (more than 2) per household. You may consider extending your driveway to allow for more off-street parking. Submit an ACC form prior to performing work!



## Trees and Shrubs

Trees and shrubs need to be maintained regularly. Trees should be cut back at least 5 feet from roofs, 15 feet above the street, and 8 feet above sidewalks. Shrubs cannot block sidewalks and need to be trimmed to not block the view at corners. Some trees require a permit before removal; contact the HOA and/or City Services if you have any questions about this. Remember that an ACC form is required before making any exterior changes to your home including landscaping. Trees and shrubs cannot block street signs or interfere with streetlights. If you have trees blocking streetlights contact CPS Energy for assistance.





# 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 re-elected to the Board.

## How does one get elected to the Board?

Elections for Board positions are held at the NWC Annual Homeowners Meeting in January. NWC homeowners in good standing are eligible to be nominated for Board positions. Votes are cast and tallied at the Annual Homeowners 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 Homeowners 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 Homeowners Meeting notice and is mailed with the annual statement to each homeowner in December. By completing the form:

1. You acknowledge the scheduled Annual Homeowners 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 minimum quorum of 199 homes, the meeting must be rescheduled and the HOA would incur an additional \$4,000 in expenses (i.e., duplicating proxy letters and postage to send letters for rescheduled meeting).

## 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
- an 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. For the proxy form to be counted, completed proxy forms must be received by the Association by date specified on the form.

**Application form on next page**





# Candidate Profile Form For Northwest Crossing Association Incorporated

Dear Homeowner,

The annual meeting of the Northwest Crossing Association Inc., will be held on January 27, 2022 at 7:00 pm at the Northwest Crossing Weybridge Clubhouse located at the intersection of Dover Ridge and Weybridge, 10280 Dover Ridge. There are three positions open on the Board of Directors of the Association. Your interest and involvement in the community are important to our future.

If you are interested in serving on the board, please fill out the information below and fax it or drop off to NWC On-site Office at 210-509-7477.

Name: \_\_\_\_\_

NWC Address: \_\_\_\_\_

Your Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Personal Information:

Married : \_\_\_\_\_ # of Children: \_\_\_\_\_ Spouse's Name: \_\_\_\_\_

Employer: \_\_\_\_\_ # of Years \_\_\_\_\_

Type of work you do: \_\_\_\_\_

Educational Background: \_\_\_\_\_

Major Interests: \_\_\_\_\_

Previous HOA involvement: \_\_\_\_\_

Do you have any issues with the HOA that you would like known (good or bad) \_\_\_\_\_

I acknowledge that if elected to serve on the NWC HOA Board of Directors, I will accept those responsibilities described in the Association By-Laws.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

COME BY THE WEYBRIDGE CLUBHOUSE FOR

*Pictures with Santa, hot  
❄️ cocoa, and cookies! ❄️*

WEDNESDAY, DECEMBER 15TH

6PM-7PM

HO HO HO



## NWC Holiday Display Contest

EVERY YEAR ONE RESIDENCE FROM EACH SUBDIVISION IS CHOSEN AS THE BEST HOLIDAY LIGHT AND DECORATION DISPLAY. THE WINNERS RECEIVE A GIFT CARD AND WILL BE ANNOUNCED IN THE FEBRUARY/MARCH 2022 ISSUE OF THE NEWSLETTER.

SO PUT ON YOUR BEST THIS YEAR AND SPREAD CHEER TO YOUR NWC NEIGHBORS!

PLEASE REMEMBER ALL HOLIDAY DECORATIONS MUST BE REMOVED WITHIN 45 DAYS FOLLOWING THE HOLIDAY.

DECORATIONS MUST BE UP BY DECEMBER 16TH TO BE CONSIDERED!

## IMPORTANT NEWS!



On October 7th, our security team changed names from “G4S” to “Allied Universal.” With the name change also came a new look for their cars and a new logo. Check out the pictures on the left!

Their number still remains the same.

**Security’s number:**  
(210) 363-5770







# TRUNK-OR-TREAT 2021

Thank you everyone for coming to our 2021 Northwest Crossing Trunk-or-Treat Halloween event! We hope everyone had as much fun as we did. We are so glad to be able to do these wonderful community events. Of course none of this would be possible without our

sponsor, volunteers, vendors, and of course our amazing NWC community. We also want to give a huge THANK YOU to everyone who donated candy for our event! Trunk-or-Treat this year was a huge success and we loved seeing so many happy kiddos!

## SPOTLIGHT SEARCH

We are looking for inspiring spotlights for future issues of the Northwest Crossing newsletter.

- ◇ Do you or your neighbor have an interesting job?
- ◇ Do you serve in our community or know someone who serves in our community?
- ◇ Do you know a neighbor who has overcome seemingly insurmountable obstacles?
- ◇ Do you know someone in our community you think others would like to know more about?

Send us a story!  
[nwc@nwchoa.org](mailto:nwc@nwchoa.org)

## THANK YOU TO OUR SPONSOR:

-Ron Mersinger, Re/Max North San Antonio

## THANK YOU TO OUR VOLUNTEERS:

-Taft High School JROTC  
 -Taft High School National Honors Society  
 -Wendy Diaz  
 -Helen McAndrews

## THANK YOU TO OUR VENDORS:

-Party Animals	-Delicious Nora's
-MiaBella Party	-Leo's Party House
-Grate BBQ	-All Things Balloon

Photos available of the 2021 Trunk-or-Treat event on our website at: <https://nwchoa.org/halloween-2021/>





# STAY SAFE DURING THE HOLIDAYS!

## Decorate Safely

- Keep potentially poisonous plants – mistletoe, holly berries, Jerusalem cherry, and amaryllis – away from children.
- If using an artificial tree, check that it is labeled “fire resistant.”
- If using a live tree, cut off about 2 inches of the trunk to expose fresh wood for better water absorption. Remember to water it and remove it from your home when it is dry.
- Place your tree at least 3 feet away from fireplaces, radiators, and other heat sources, making certain not to block doorways.
- Avoid placing breakable ornaments or ones with small, detachable parts on lower tree branches where small children can reach them.
- Only use indoor lights indoors and outdoor lights outdoors, and choose the right ladder for the task when hanging lights.
- Replace light sets that have broken or cracked sockets, frayed or bare wires, or loose connections.
- Follow the package directions on the number of light sets that can be plugged into one socket.
- Never nail, tack, or stress wiring when hanging lights. Keep plugs off the ground away from puddles and snow.
- Turn off all lights and decorations when you go to bed or leave the house.

*Holiday Season Safety Tips from the National Safety Council*



## Stay safe on the roads over the holidays and every day:

- Prepare your car for winter and keep an emergency preparedness kit with you.
- Get a good night's sleep before departing and avoid drowsy driving.
- Leave early, planning ahead for heavy traffic.
- Make sure every person in the vehicle is properly buckled up no matter how long or short the distance traveled.
- Put that cell phone away! Many distractions occur while driving, but cell phones are the main culprit.
- Practice defensive driving.
- Designate a sober driver to ensure guests make it home safely after a holiday party because alcohol can cause impairment.



*Sorry!* We're  
**CLOSED**

The On-site Office will be closed Tuesday, December 21st through Saturday, January 1st so that our staff can spend time with their families. Office will re-open on Tuesday, January 4th, 2022.

**Assessment payments can be dropped off in the On-site Office drop box; it will be checked regularly.**

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)

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



### Welcome to NWC!

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

Although a visit right now under the current circumstances will be brief, please stop by. They have a welcome packet full of helpful information and can guide you through the process of account set up and the CellBadge ID registration process.

## 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 sign up for an account; your address is required. You can personalize settings and notifications to receive email updates or alerts to your phone. NWC HOA security and SAPD highly recommend you join. *Please note: This is not a good way to contact NWC On-site Office or NWC Security.*



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



Send us an email!  
**[nwc@nwchoa.org](mailto:nwc@nwchoa.org)**

# Promote your business and advertise with us!

## Northwest Crossing HOA

### Bi-Monthly Newsletter Advertising Options

#### REACH NEARLY 4,000 RESIDENCES IN NW SAN ANTONIO!

Northwest Crossing HOA is made up of nearly 4,000 homes including single-family residences and duplex condos. Every other month the On-site Office staff produces an electronic Newsletter to keep residents and homeowners informed about community events, volunteer opportunities, safety and security concerns, homeownership tips, and other information. Local businesses are invited to advertise their services and products in the electronic newsletter. Below is the issue schedule and pricing.

Issues are published on the 1st day of the first of the two months listed:

**February/March**  
**April/May**  
**June/July**

**August/September**  
**October/November**  
**December/January**

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

HALF PAGE  
4" X 8"  
\$200

QUARTER PAGE  
5.25" X 3.75"  
\$100

BUSINESS CARD  
2.5" X 3.5"  
\$50