



NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

Hello Northwest Crossing Neighbors!

With the arrival of summer, the pools are open and the grass is growing!

To access the pools, make sure your "CellBadge" information is up-to-date and your annual assessment is paid. Only up-to-date residents and their guests will have access to any of our facilities. Our Pool Attendants and Security Officers will turn away anyone not in the CellBadge system. If you have a problem with CellBadge, Karen and Mary at the office can help.

Swim team is off to a great start this year with 138 youngsters registered. We believe that is the largest Dolphin Team ever!! Great job and thanks to Acacia Price our new Dolphin Team leader.

With the recent rains and warmer weather our lawns are in fast growth mode. Please stay on top of your grass mowing to keep our neighborhood looking great.

With school out for the summer, we always see more vandalism and crime. Be vigilant and report any suspicious activity to our Security Officers or SAPD. You might also keep in mind joining our Citizens on Patrol (COP) team with Helen McAndrews. She can be reached at 210-954-3060.

Please slow down when driving in the neighborhood as more kids will be playing outside, riding bikes and scooters.

Over the coming months, the City will be updating sidewalks at intersections in our neighborhood to bring them up to Americans With Disability Act standards.

Have a safe summer.



2023 NWC Board of Directors

President
Ken Pfeiffer

Vice President
Helen McAndrews

Secretary
Dora Martinez

Treasurer
Ben Saine

Members at Large
Mark Ochoa
Diane Lopez
America DiGangi

Committee Directors

**Customer Service
Representative**
Karen Leppard

**Customer Service
Representative**
Mary Bartos

Neighborhood Watch
Helen McAndrews

**Swim Team Program
Director**
Acacia Price

24-hour Security Patrol
(210) 952-9151

On-Site Office Hours

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

HELPFUL NUMBERS

ON-SITE OFFICE..... (210) 647-0689
 Clubhouse rentals, Community Events, Volunteering
WEBSITE..... www.nwchoa.org
EMAIL..... nwc@nwchoa.org
JOIN  @Northwest Crossing Association of San Antonio

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

24-HR SECURITY PATROL..... (210) 952-9151

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

SWIM TEAM.....  nwcrcdolphins@gmail.com
WEBSITE..... www.nwcrcdolphins.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, OFFICERS GARZA, KING, and
 McCAMPBELL (210) 207-7169
 FIRE/EMS..... (210) 207-7744
 CITY COUNCIL, DISTRICT 6..... (210) 207-3749
 BEXAR COUNTY COMMISSIONER,
 PRECINCT 2..... (210) 335-2612

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
 4th Thursday of January Annually
 Location TBD

NWC HOA ACTIVITIES AT-A-GLANCE



Monthly NWC HOA BOARD Meeting. Every 3rd Wednesday at 6:30pm, Weybridge Clubhouse.



C.O.P (Citizens On Patrol) Class. Next class on July 20th, from 6pm-9pm (see 2023 schedule on pg. 12). For any questions, contact Officer Greg Perry at (210) 207-5830.



NWC pools are open! Please remember to register your family on CellBadge to gain access to the pools. (CellBadge instructions are on pg. 8, and the Pool Schedule is on pg. 9.)



Water Aerobics starts June 5th. Come enjoy the sunshine while getting your exercise (see schedule on pg. 11).



GO NWC DOLPHINS!! The season begins on May 15th with the first swim meet on Monday, June 5th (see meet schedule on pg. 10).



Community Cleanup Dial-a-trailer. Saturday, July 15th, Weybridge Pool parking lot from 8am-1pm (see details on pg. 4).





YARD MAINTENANCE GUIDELINES

After so much needed rain this past month, all yards are looking healthy and green. Please remember the NWC yard maintenance guidelines so we can continue keeping our community looking beautiful.

1. Keep your grass mowed - cannot be any taller than 6 inches
2. Weeds must be sprayed to keep from spreading
3. Trim and/or weed eat where needed

And always remember to double check with SAWS on watering stages and restrictions.



The Drought Continues Stage 2 Watering Rules Still in Effect

As a reminder, under Stage 2 landscape watering with a sprinkler, irrigation system, or soaker hose is allowed only from 7am -11am and 7pm -11pm, one day per week, based on the last number of your street address. You can still hand-water with a hose-end nozzle any time.

SAWS water enforcers are patrolling neighborhoods, including gated communities, and issuing fines - not warnings. So make sure your irrigation system is set to water only on your day between the time guidelines.

Remember to visit GardenStyleSA.com for weekly watering advice and landscaping tips to keep your yard thriving even in drought.



Northwest Crossing would like to acknowledge the hard work of Nancy Gonzalez, Carmen Aguilar, Erika Prieto, and Mercedes Reyna for cleaning our Dover Ridge and Weybridge Parks to help make our community better and cleaner!

Thank you so much for volunteering to keep our parks looking great!



DIAL-A-TRAILOR

Don't miss the NWC Dial-a-Trailer in the Weybridge Pool parking lot on **Saturday, July 17th from 8:00am to 1:00pm** to dispose of bulky items and brush - must be separated!

Accepted: appliances, clean brush, furniture, lumber, mattresses, shrubs, metals, tires, tree limbs, water heaters, vehicle tires (limit 4)

Not accepted: bricks, commercial waste, concrete, construction/remodeling materials, hazardous waste, sod or soil, railroad ties.





***There are several ways to celebrate
America's birthday in San Antonio.***

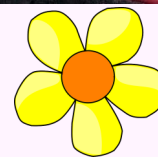
1. History enthusiasts can head to the Alamo.
2. Families can enjoy festive programs at the area's largest amusement parks such as SeaWorld and Six Flags.
3. Or you can join the whole city at a picnic in Woodlawn Lake Park, where plenty of live music, games, and food will keep you entertained till the grand finale fireworks in the evening.

**HAPPY
BIRTHDAY
AMERICA!**

**PLEASE BE SAFE AND
RESPONSIBLE THIS
4TH OF JULY**

NOTE: Fireworks are not allowed and fines can be imposed.

WHAT A FUN TIME WE HAD AT OUR 2023 EASTER EGG HUNT!

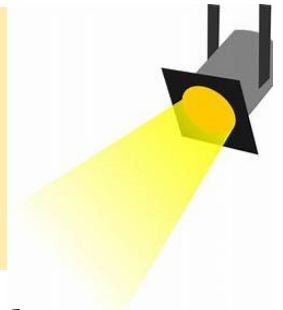


**THANK YOU TO EVERYONE WHO CAME TO OUR EASTER EGG HUNT. WE HOPE EVERYONE HAD AS MUCH FUN AS WE DID!
A SPECIAL THANKS TO THOSE FOLKS WHO DONATED CANDY FOR THE HUNT, AND OUR WONDERFUL VOLUNTEERS WHO HELPED MAKE THE EVENT A HUGE SUCCESS!
ALSO TO DELICIOUS NORA'S FOR JOINING OUR SPECIAL DAY AND SERVING HER TASTY TREATS!**

RESIDENT SPOTLIGHT:

Kaylee Pena

Jiu Jitsu World Championship Winner



A big **SHOUT OUT** to 7-year old Kaylee Pena from Burke Elementary on winning the North American Grappling Association Jiu Jitsu **WORLD CHAMPIONSHIP!!**

Kaylee is a straight A-student and is also in the gifted and talented program. She has studied Jiu Jitsu under Jerry Musquiz since the age of four, and it is her dedication that won her this title.



Kaylee was awarded a scholarship from Girls in Gis as a result of Jiu Jitsu. She also won a scholarship from UTSA to attend their summer art program.

Kaylee is an all around SUPER STAR in our book!



girlsingis
Girls in Gis
Scholarship Recipient

Name: **Kaylee Pena**
Belt: **White Belt**
Age Division: **7 Year**
State: **Texas**
Scholarship Type: **Competition**
Instagram: **@jiujitsukaylee**

Kaylee Pena is a seven year old who studies Jiu Jitsu under Jerry Musquiz at Musquiz Jiu Jitsu Academy in San Antonio Texas. She started when she was only four. Kaylee has already competed in tournaments all over Texas. Most recently her dedication to Jiu Jitsu earned her a silver medal in both Gi and no Gi at the North American Grappling Association World Championships.

Kaylee's future goals include training for and competing at the AJJJ International kids open this summer. Her hope is to also become a Girls in Gis ambassador to help uplift, empower, and support other girls and show them that success is achievable not only in jiu jitsu, but in the classroom.

UTSA PaCE

SUMMER ART STUDIOS 2023
SCHOLARSHIP AWARD

Presented to
Kaylee Pena

In recognition of your artistic talent, you have been awarded a scholarship to the Young Artist Programs' 2023 Summer Art Studios.

Patricia Morales
Patricia Morales, Director, Young Artist Programs

4/4/2023
Date





REMINDER: To use the Northwest Crossing Pools, you need to be in CellBadge!

Follow the steps below to get registered in CellBadge so that you can be ready to enjoy our pools this summer.

CELLBADGE ID SYSTEM

Starting in January 2021, Northwest Crossing implemented a new ID Card system.

If you are ready to get started just follow the steps below:

1. Log into NWCrossing.cellbadge.com
2. To register, select "Initial Add Request" and you will receive a PIN number. Log in using that PIN and enter your last name, address, phone number, emergency phone number, and e-mail address.
3. All information will be confirmed and approved by an administrator and you will be sent a confirmation email. For the first year, an administrator will need to add your photo. Please send photos to nwc@nwchoa.org and attach proof of residence for all adults (18+) in the household.
4. Once operational, you will be able to use your smart phone to access pools, tennis courts, clubhouses, and parks.



POOL SCHEDULE

NWC May 2023 Pool Schedule						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Dolphin WB	16 Dolphin WB	17	18 Dolphin WB	19	20 DRP 1-9
21 WB Pool 1-9	22 Dolphin WB DRP 4-9	23 Dolphin WB DRP 4-9	24 DRP 4-9	25 Dolphin WB DRP 4-9	26 DRP 4-9	27 BOTH 1-9
28 BOTH 1-9	29 Dolphin WB BOTH 1-9	30 Dolphin WB DRP 4-9	31 DRP 4-9			
NWC June 2023 Pool Schedule						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Dolphin WB DRP 4-9	2 DRP 4-9	3 BOTH 1-9
4 BOTH 1-9	5 Dolphin WB WBP 1-9	6 Dolphin WB DRP 1-9	7 Dolphin WB WBP 1-9	8 Dolphin WB DRP 1-9	9 WBP 1-9	10 BOTH 1-9 Swim Meet 7-12
11 BOTH 1-9	12 Dolphin WB WBP 1-9	13 Dolphin WB DRP 1-9	14 Dolphin WB WBP 1-9	15 Dolphin WB DRP 1-9	16 WBP 1-9	17 BOTH 1-9
18 BOTH 1-9	19 Dolphin WB WBP 1-9	20 Dolphin WB DRP 1-9	21 Dolphin WB WBP 1-9	22 Dolphin WB DRP 1-9	23 WBP 1-9	24 BOTH 1-9 Swim Meet 7-12
25 BOTH 1-9	26 Dolphin WB WBP 1-9	27 Dolphin WB DRP 1-9	28 WBP 1-9	29 DRP 1-9	30 WBP 1-9	
NWC July 2023 Pool Schedule						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 BOTH 1-9
2 BOTH 1-9	3 BOTH 1-9	4 BOTH 1-9	5 WBP 1-9	6 DRP 1-9	7 WBP 1-9	8 BOTH 1-9
9 BOTH 1-9	10 WBP 1-9	11 DRP 1-9	12 WBP 1-9	13 DRP 1-9	14 WBP 1-9	15 BOTH 1-9
16 BOTH 1-9	17 WBP 1-9	18 DRP 1-9	19 WBP 1-9	20 DRP 1-9	21 WBP 1-9	22 BOTH 1-9
23 BOTH 1-9	24 WBP 1-9	25 DRP 1-9	26 WBP 1-9	27 DRP 1-9	28 WBP 1-9	29 BOTH 1-9
30 BOTH 1-9	31 WBP 1-9					
NWC August 2023 Pool Schedule						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 DRP 1-9	2 WBP 1-9	3 DRP 1-9	4 WBP 1-9	5 BOTH 1-9
6 BOTH 1-9	7 WBP 1-9	8 DRP 1-9	9 WBP 1-9	10 DRP 1-9	11 WBP 1-9	12 BOTH 1-9
13 BOTH 1-9	14 WBP 1-9	15 DRP 1-9	16 WBP 1-9	17 DRP 1-9	18 WBP 1-9	19 BOTH 1-9
20 BOTH 1-9	21 WBP 1-9	22 DRP 1-9	23 WBP 1-9	24 DRP 1-9	25 WBP 1-9	26 BOTH 1-7
27 BOTH 1-7	28	29	30	31		
NWC September 2023 Pool Schedule						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 BOTH 1-9
3 BOTH 1-9	4 BOTH 1-7	5	6	7	8	9 WB 1-7
10 DR 1-7	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

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Visit the team's website at nwcrdolphins.swimtopia.com and follow us on **Facebook** for up-to-date-information.

(Hold down Ctrl button and click on Facebook to open.)

NWC Dolphin Swim Meet Lineup 2023

Woodridge
Sat, June 5th
11226 Woodridge Bluff
5pm start



Braun Oaks
Sat, June 10th
10270 Weybridge Pool
7:30am start

Braun Station
Mon, June 19th
8630 Tezel Rd
5pm start

West Creek
Sat, June 24th
10270 Weybridge Pool
7:30am start



NISD Swim Center
Junior Champs 6 & Younger
Mon, June 26th
8400 N. Loop 1604 W.
5:30pm warm up, 6pm start

NISD Swim Center
Division 1 Champs
Thur, June 29th
8400 N. Loop 1604 W.
Start time TBD





Northwest Crossing
Home Owners Association
Since 1985

ARE YOU LOOKING FOR A SUMMER JOB?

Northside Pool Management is hiring Pool Attendants this summer for both neighborhood pools.

Requirements: College, high school students, and Seniors rejoining the workforce who have completed First Aid & CPR training can apply.

We are seeking reliable and trustworthy Pool Attendants to look after guests and manage the swimming pool area. In this role, you will be required to welcome and attend to guests, enforce safety rules, and manage pool equipment and facilities, among other duties.

If interested, contact: bryanheathnpm@yahoo.com or 210-316-6500

Water Aerobics 2023

Cardio...Strength...Flexibility



Dover Ridge Pool
7208 Valley Trails
June 5 – August 30
Mornings / Mon & Thurs 11:30am-12:30pm
Evenings / Monday & Wed 6:30pm-7:30pm

\$195 – (**RESIDENT**) ALL Morning & Evening Classes
\$135 – Morning ONLY
\$135 – Evening ONLY
\$7 – Drop in (1 class)

\$240 – (**NON-RESIDENT**) ALL Morning & Evening Classes
\$168 – Morning ONLY
\$168 – Evening ONLY
\$8 – Drop in (1 class)

*All sales are final, no refunds, no makeup days due to weather or unforeseen circumstances

Registration
Dover Ridge Pool
May 27th & 29th
@ 10am



We are pleased to welcome **Mary Coronado**, she is a AFAA nationally certified group fitness instructor with 15 years of Water Aerobics teaching experience. She is CPR certified and has earned 265 fitness continuing education credits. Her fitness career started with teaching for US Army (FT Hood) and Central Texas College. Over the years Mary has focused on community based fitness programs, teaching Cardio pump, Interval & Circuit training, Strength, Kick boxing, Dance Fitness, Yoga/Pilates and Water Aerobics.





2023 C.O.P CLASS SCHEDULE PRUE ROAD SERVICE AREA



JANUARY 19	THURSDAY
MARCH 16	THURSDAY
MAY 18	THURSDAY
JULY 20	THURSDAY
SEPTEMBER 21	THURSDAY
NOVEMBER 16	THURSDAY

CLASSES ARE HELD FROM 6:00pm-9:00pm
ANY QUESTIONS CONTACT OFFICER GREG PERRY #1587
AT (210) 207-5830



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



210-568-1558 / www.patriothoa.com / info@patriotcm.com
 PO Box 591610, San Antonio, TX 78259

NOW AVAILABLE!

Face-to-face meetings with Patriot HOA Management at the On-site Office.

Scheduled Hours Are:

**Every 1st and 3rd Tuesday
 from 10am-3pm.**

**Every 2nd Wednesday
 from 2:30pm-7:30pm.**

Can also be done by appointment.



10 Things You Need to Know to Pass Your Home Inspection and to Keep Your Home Healthy

Planning to sell your home this summer or just want to know that your home is in good health? According to industry experts, there are at least 33 physical problems that will come under scrutiny during a home inspection. Here are the 10 most common of these and, if not identified and dealt with, any of these 10 items could cost you dearly in terms of repair.

- 1. Defective Plumbing / 2. Inadequate Wiring & Electrical / 3. Poor Heating & Cooling Systems / 4. Roofing Problems / 5. Damp Attic Spaces / 6. Rotting Wood / 7. Masonry Work / 8. Unsafe or Over-fused Electrical Circuit / 9. Adequate Security Features / 10. Structural/Foundation Problems**

When you put your home on the market, you don't want any unpleasant surprises that could cost you the sale of your home. By understanding these 10 problem areas as you walk through your home, you'll be arming yourself against future disappointment.

Market Data for Northwest Crossing

The real estate market in Northwest Crossing is still very strong. By utilizing the information above about home inspections, you will be able to retain the value in your home and sell for a higher value than comparable properties in neighboring subdivisions.

	7-12 Months Prior	4-6 Months Prior	Current-3 Months Prior
Total # of Comparable Sales	81	20	38
Absorption Rate (# Sales / # Months)	13.5	6.67	12.67
Total # of Comparable Active Listings	6	8	12
Months of Housing Supply (Total # of Comparable Active Listings/Ab. Rate)	0.44	1.2	0.95

	7-12 Months Prior	4-6 Months Prior	Current-3 Months Prior
Sold Comparables Median Sale Price	\$237,000	\$254,500	\$266,250
Sold Comparables Median CDOM	5	6.5	5
All Comparables Median List Price	\$235,000	\$244,950	\$247,750
All Comparables Median CDOM	6	9	7
Sold Comparables Median SP/LP Percentage	101.69	103.14	104.47

Data obtained from the San Antonio Board of Realtors on May 15, 2023

It isn't always about buying and selling homes. It's about having the best quality of life you can create. So, please call me at 210-232-2310 for the resources you need to do just that!

Of course, analyzing your home for a potential sale or refinance is available too. Just ask!



I Make Time For You



Welcome to NWC!

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

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.

NORTHWEST CROSSING
ASSOCIATION
of SAN ANTONIO, Inc.

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

Mailing Address:
PO Box 591610
San Antonio TX 78259

Phone: 210-647-0689
E-mail: nwc@nwchoa.org

Website: nwchoa.org



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 @**NWC SATX**. Follow our page for important announcements from the community.



Send us an email!
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.

**HALF PAGE
4" X 8"
\$200**

**QUARTER PAGE
5.25" X 3.75"
\$100**

**BUSINESS CARD
2.5" X 3.5"
\$50**