



# NORTHWEST CROSSING

## NOTES FROM THE PRESIDENT'S DESK

Wow! Another red-hot summer! Keeping our plants and lawns alive is a real challenge again this year. Keep up the good work and pray for rain.

Our pools have again been busy this year with almost 12,000 visits so far.

CellBadge continues to be useful in tracking pool use and ensuring that ONLY Northwest Crossing residents are using our facilities. Please familiarize yourselves with the pool rules (available at the pools and on-line). They are meant to keep everyone safe and ensure a pleasant visit for everyone. Parents are responsible for their children's behavior.

THANK YOU! to the almost 99% of residents that have taken care of their 2023 annual assessment. Like everyone else, we have seen the impact of inflation on everything from pool chemicals to toilet paper, but our funds are holding their own. Your Board of Directors has approved taking advantage of the higher Certificate of Deposit interest rates to earn more on our funds not needed for immediate use.

Some of our residents have taken advantage of the pay-in-advance plan so they don't have to deal with the one large payment at year end. The annual assessment is always due in December. Contact the ladies at the office for details.

Your Board will begin reviewing this year's expenses to build the 2024 budget in the coming months. We will do our best to keep the annual assessment the same.

Stay safe and cool if you can.

### 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..... 10 am—3 pm  
Wed..... 3:30—7:30 pm  
Thurs..... 10 am—3 pm  
Fri..... 10 am—3 pm  
Sat..... 8 am—12 pm

## 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**.....  nwcrdolphins@gmail.com

**WEBSITE**..... 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, 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



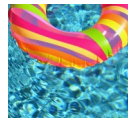
**Monthly NWC HOA BOARD Meeting.** Every 3rd Wednesday at 6:30pm, Weybridge Clubhouse. Come voice your opinion.



**C.O.P (Citizens On Patrol).** Next class on September 21st from 6pm-9pm (see 2023 schedule on pg. 7). For any questions, contact Officer Greg Perry at (210) 207-5830.



**Back-to-school Outdoor Movie Night.** Join us on August 26th at the Weybridge Clubhouse for "Brave Little Toaster" and some refreshments. Movie starts at 7pm (see flyer on pg. 6).



**Pool Closures.** Pools will be closing for the season on September 4th. See remaining pool schedule on page 8.



**NWC Community Garage Sale.** October 6th, 7th, and 8th. All Garage sales will be held at your own address. Must obtain your own permit. Contact the NWC Office to add your garage sale to the master list for advertising at (210) 647-0689.



**COMING SOON . . .**

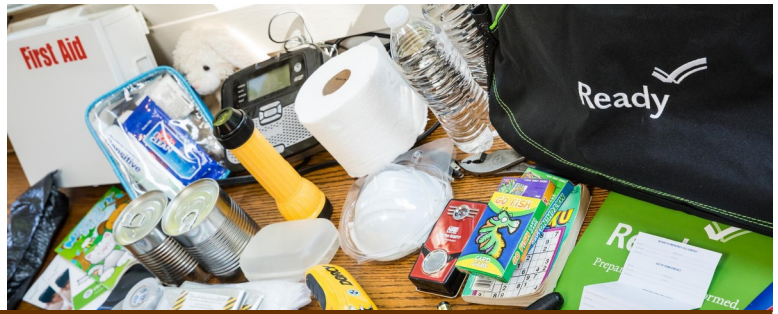
**Trunk-or-Treat on October 28th!**  
Watch for details.

## IMPORTANT NOTE

**The On-site Office will be changing back to regular hours beginning September 2nd.**

|           |                    |
|-----------|--------------------|
| Tuesday   | 10 am to 2 pm      |
| Wednesday | 3:30 pm to 7:30 pm |
| Thursday  | 10 am to 2 pm      |
| Friday    | 10 am to 2 pm      |
| Saturday  | 8 am to 12 pm      |

**Sunday & Monday - Office is Closed**



## Emergency Preparation & Safety Tips

**Don't wait for an emergency or power outage,  
make a family emergency plan now.**

### **BASIC DISASTER SUPPLIES KIT**

To assemble your kit, store items in airtight plastic bags and put your entire disaster supplies kit in one or two easy-to-carry containers such as plastic bins or a duffel bag. [Ready.gov/kit](https://www.ready.gov/kit) is a good source for emergency kit information and supply lists.

A basic emergency supply kit could include the following **recommended items**:

- Water (one gallon per person per day for several days, for drinking and sanitation)
- Food (at least a several-day supply of non-perishable food)
- Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert
- Flashlight
- First aid kit
- Extra batteries
- Whistle (to signal for help)
- Dust mask (to help filter contaminated air)
- Plastic sheeting and duct tape (to [shelter in place](#))
- Moist towelettes, garbage bags and plastic ties (for personal sanitation)
- Wrench or pliers (to [turn off utilities](#))
- Manual can opener (for food)
- Local maps
- Cell phone with chargers and a backup battery
- Pet food and extra water for your pet



# Leash Your Pets!



## San Antonio Animal Care Services (ACS)

### Phone:

210-207-4738 OR  
311

### Website:

[https://  
www.sa.gov/  
Directory/  
Departments/ACS](https://www.sa.gov/Directory/Departments/ACS)

The number of loose dogs and dog attack incidents have increased. Northwest Crossing and the City of San Antonio both prohibit unleashed pets when off of your property. Several instances of people allowing their pets to run loose at the various parks and at the Sportsplex have been reported.

Additionally, pets that exhibit aggressive behavior could cause you to need additional liability insurance. Go to the Animal Care Services website for assistance with animal-related issues within city limits.

Find more information about [reporting an incident](#) by clicking on this link (hold Ctrl button down while clicking).



- **If you see an unleashed dog** call our Security 210-952-9151 and Animal Care Services (ACS)
- **If you see a dog acting aggressively** call our Security, ACS, and SAPD 210-207-7273
- **If you see a dog attack** call 911, our Security, and ACS

# SCHOOL STARTS AUGUST 28TH

Northside Independent School District schools will start back up on August 28th. Check out our flyer on the next page that talks all about our “Back to School Outdoor Movie Night!”



## DRIVE SAFELY IN SCHOOL ZONES

- In a school zone when flashers are blinking, stop and yield to pedestrians crossing the crosswalk or intersection
- Never pass a school bus stopped for pedestrians
- Take extra pre-caution to look for children in school zones and near playgrounds
- Always stop for a school patrol officer or crossing guard holding up a stop sign



Source: National Safety Council

With school starting up again, don't forget to obey the traffic laws in school zones!

**STAY ALERT!**

**BE SAFE!**





Grab a chair and come join us for

**BACK TO SCHOOL**  
**OUTDOOR MOVIE NIGHT**

**AUGUST 26TH ★ 7pm-9pm ★ 10280 DOVER RIDGE**



## 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](mailto:nwc@nwchoa.org)



210-568-1558 / [www.patriothoa.com](http://www.patriothoa.com) / [info@patriotcm.com](mailto: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.**



# POOL SCHEDULE

| 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          |



## NWC COMMUNITY GARAGE SALE October 6th - 8th

Make sure to sign up at the Weybridge Clubhouse to get your address on our map.







**Selling Your Home at the End of Summer: Seize the Opportunity**

As summer ends, selling your home becomes a prime opportunity. Here's why:

**Increased Buyer Activity:** Buyers return from vacations, actively searching for homes. List your property now to tap into a motivated market.

**Favorable Timing:** Families with school-aged children seek new homes. Cater to this segment by positioning your property as an attractive option.

**Showcase Seasonal Charm:** Utilize the beauty of the end-of-summer season. Highlight outdoor spaces and cozy interiors for autumn appeal.

Seize the opportunity now. Leverage increased buyer activity and the seasonal charm to achieve a successful sale at the end of summer.

**Market Data for Northwest Crossing**

- For the previous 6 months, the Average Sale price was \$270,175 with an average days on market of 72 days. The ratio of average sale price to list price was 97%.
- For the previous 7-12 months, the Average Sale price was \$270,852 with an average days on market of 33 days. The ratio of average sale price to list price was 99%.
- For the previous 13-19 months, the Average Sale price was \$274,972 with an average days on market of 22 days. The ratio of average sale price to list price was 104%.
- \*Data obtained from the San Antonio Board of Realtors on July 12, 2023.

**Here are some of the homes I've sold for NWC families over the last 19 years**

10129 Inridge Dr  
 6734 Shadow Run  
 7067 Shadow Run  
 7117 Andtree Blvd  
 7135 Gallery Rdg  
 7214 Shadow Rdg  
 7315 Windbridge  
 7403 Hardesty  
 7514 Garden Grove  
 7631 Heathridge  
 7706 Heathridge\*  
 7802 Benbrook  
 9215 Jorwoods Dr  
 9314 Chaddsford  
 9322 Jorwoods Dr  
 9366 Lamerton\*  
 9386 Lamerton St\*  
 9515 Gladeview  
 9610 Blossom Tree  
 9810 Morningfield\*  
 9827 Boulder Hill

10130 Inridge Dr  
 6911 Shadow Run  
 7107 Shadow Run  
 7127 Blazewood  
 7202 Sidbury Circle  
 7234 Enchanted Flame\*  
 7327 Lazy Trails  
 7411 Pebblewood  
 7611 Hillcroft  
 7650 Claridge  
 7711 Claridge  
 7807 Bowens Crossing St  
 9222 Dover Ridge  
 9315 Lamerton St  
 9335 Lamerton St  
 9374 Lamerton  
 9407 De Leon Dr  
 9539 Cloverdale  
 9623 Stillforest  
 9811 Hawkwood  
 9915 Kelton Dr

10146 Inridge  
 6934 Benward Ln  
 7114 Webbwood Way  
 7131 Webbwood Way  
 7203 Pine Br  
 7314 Hardesty  
 7347 Lazy Trails  
 7502 Century Bluff  
 7614 Alverstone Way\*  
 7674 Claridge  
 7718 Claridge  
 9207 Dover Ridge  
 9224 Jorwoods Dr  
 9319 Harvest Trl  
 9347 Lamerton St  
 9382 Thornbury St  
 9509 Campton Farms  
 9544 Dover Rdg  
 9639 Hillside Trail  
 9814 Boulder Hill St  
 \*SOLD MORE than once

**It helps when your agent is a homeowner and KNOWS your neighborhood.**





## 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](mailto:nwc@nwchoa.org)

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