



### 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—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

Happy Autumn everyone. So glad the streak of 100-degree days are behind us.

October is a busy month starting with Neighbor Night Out on October 3<sup>rd</sup>, so get out and renew friendships and make new ones with your neighbors. Help each other keep an eye out to protect our property and mail. Mail box break-ins have exploded across the city. Even the new community boxes are not immune to break-ins.

On a happier note, this year’s swim season set a new record with over 18,000 recorded visits to our pools.

Thanks again to the almost 99% of our homeowners taking care of their 2023 annual assessment. We will be looking at all ways possible to keep the 2024 annual assessment at \$250 for the seventh straight year. We will keep you advised as the budget process continues.

As always, you will receive the 2024 statement in December which is due January 1<sup>st</sup>. The January 25<sup>th</sup> Annual Meeting notice and proxy will also be in that mailing. If you wish to set up a pre-payment plan, please contact Karen or Mary at the On-site Office.

Finally, please see our annual “Trunk-or-Treat” announcement in this newsletter. It is October 28<sup>th</sup> and always a fun event.

Happy Halloween and Thanksgiving.

**Stay safe and well.**



## 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 at the Weybridge Clubhouse. **NO meeting in November or December.**



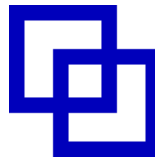
**C.O.P (Citizens On Patrol) Class.** Next class on Nov 16th from 6pm-9pm. The 2023 schedule is on pg. 8. For any questions, contact Officer Greg Perry at (210) 207-5830.



**Trunk-or-Treat.** Come join us for a night of fun, food, games, prizes, and much, much, more! October 28th from 6pm-8pm at the Weybridge Clubhouse.



**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 On-site Office to add your garage sale to the master list for advertising at (210) 647-0689.



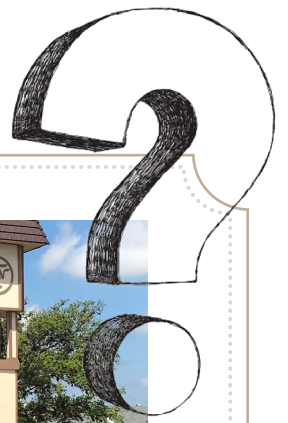
**Square Dancing.** Swing your partner 'round and 'round! Lessons take place Wednesdays from 7pm-9pm in the Dover Ridge Clubhouse with instructor John Carlton. For more information, call John at 210-521-4044 or email john\_r\_carlton@hotmail.com.

**REMEMBER . . . Call the office to sign up for the Trunk-or-Treat contest. 210-647-0689.**





# HOT TOPICS!



## Who does what in NWC?

Some residents confuse the role of NWC Security Patrol Officers, Compliance Inspectors, Patriot Office Staff, and NWC On-site Office Staff. Each group is an important facet of the HOA, and each makes unique contributions to our neighborhood. You should know the right person to contact when you need help resolving an issue as quickly as possible. For a list of contact information for each of these groups, see pg. 2 of the newsletter.



### Compliance Inspectors

- Hired by Patriot to regularly inspect NWC residences for deed restriction violations (DRV)
- Inspect from the street and report DRV
- Investigate neighbor complaints of DRV
- Address DRV through mailed notices and assess applicable fees, such as:
  - Grass, weeds, landscaping
  - Trash bins
  - Inoperable, unregistered vehicles, trailers, boats, RVs
  - Failure to maintain property - ACC violations (unapproved changes to exterior of the property)

**They do not have authority to waive fees, reverse violation notices, or issue parking tickets. Contact Patriot (210-568-1558) or the City of San Antonio (311).**

### NWC Security Patrol Officers

- Hired and employed by Security Reconnaissance Team (SRT)
- Regularly patrol NWC streets, only leave to obtain fuel or vehicle maintenance - mileage is logged
  - Park & leave the vehicle to scan smart chips strategically placed throughout NWC
  - Park to review notes from previous shift, write and submit reports for all responses during shift
  - Continuous flashing yellow lights at night are required to help deter criminal behavior in NWC
- Secure tennis courts, parks, pools, and parking lots on a schedule
- Admit residents to tennis courts and log their use

**They cannot help you with loose dogs, payments, pool hours, or violation notices. They offer vacation patrols when you are out of town.**

### NWC On-site Office Staff

- Customer service
  - Phones, emails, walk-ins, payment plans
  - Accepting payments: fees, assessments
- Help with CellBadge registration and new homeowner orientation.
- Arrange residential clubhouse rentals
- Plan and host community events
- Coordinate volunteering in NWC
- Publish NWC eNewsletter and manage advertising
- Maintain nwchoa.org and assist admin of Facebook page
- Clean and maintain clubhouses and office

**They cannot waive fees or remove notices. They do not issue DDR letters or approve ACC requests. They are happy to put you in contact with the right person to help you with these issues.**

### Patriot Office Staff

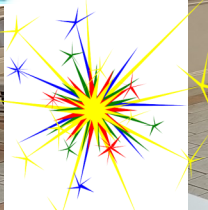
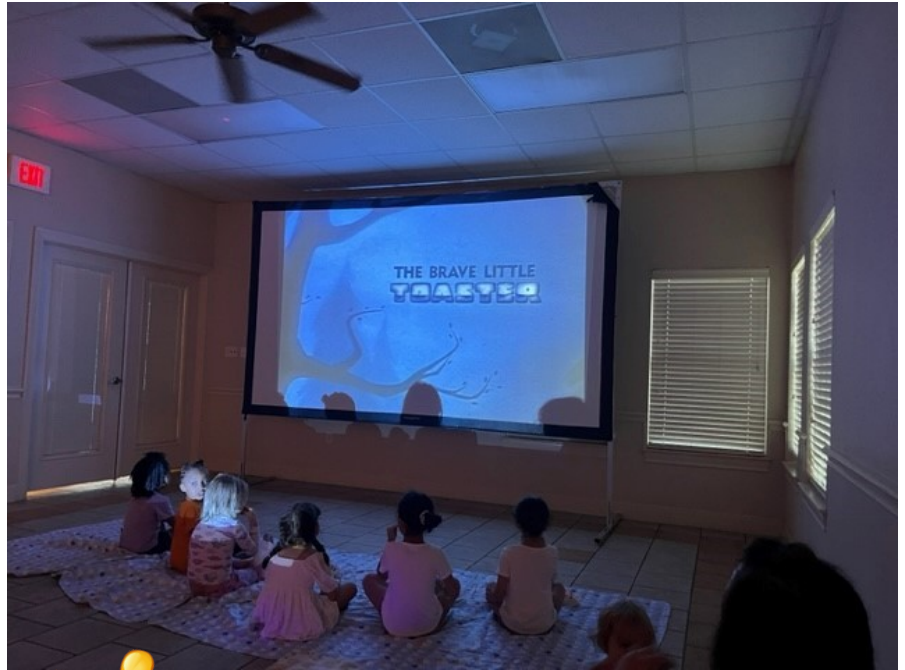
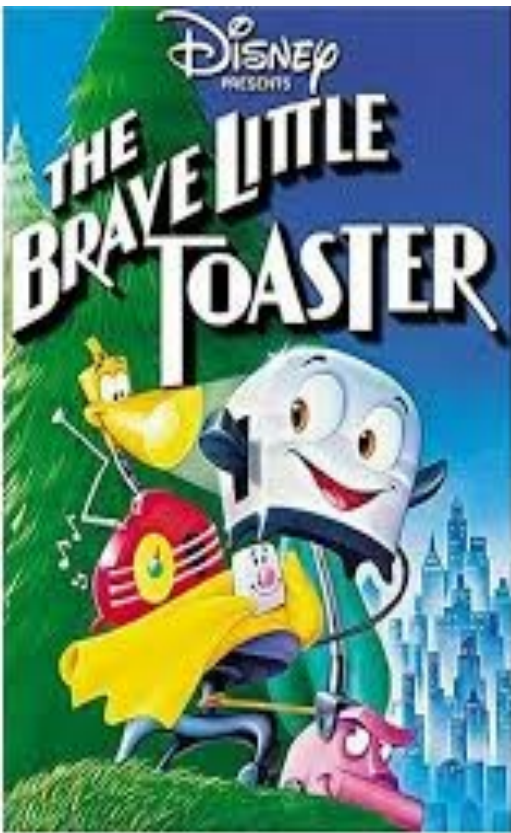
- Customer service
  - Phones, emails, walk-ins, private appointments
  - Accepting payments: fees, assessments
- Prepare all payment plan agreements
- Hire and supervise NWC Compliance Inspectors
- Manage homeowner accounts and billing of annual assessments, issue refunds for rental deposits
- Initiates collection action on delinquent accounts under direction of the NWC Board
- Process requests for resale documents or statement of account made through condocerts.com

**They cannot rent NWC clubhouses or pools. They do not have access to pool hours or community events.**



# Back-to-School Outdoor Movie Night

A big THANK YOU to everyone that came to our Back-to-School Outdoor Movie Night! We hope you enjoyed the fresh popcorn, refreshing popsicles, and fun movie as much as we did! It was great getting to know everyone and seeing all the families having fun together. We hope to see all of you at our Trunk-or-Treat festival coming up October 28th at the Weybridge Clubhouse from 6pm-8pm.





# NWC COMMUNITY GARAGE SALE October 6th - 8th

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



## SQUARE DANCE LESSONS

Where: Dover Ridge Clubhouse (Northwest Crossing)  
7208 Valley Trails, San Antonio, TX 78250

### OPEN HOUSE

September 27, 2023 7pm-9pm

Lessons Start: Wednesday October 4<sup>th</sup>

Time: 7pm-9pm

Your Instructor/Caller: John Carlton

Callerlab Certified for 50 years

All Are Welcome!

No experience needed, just show up and have a great  
time. Lose a little weight, get your heart rate up, make  
new friends.

Phone Number: 210-269-2445

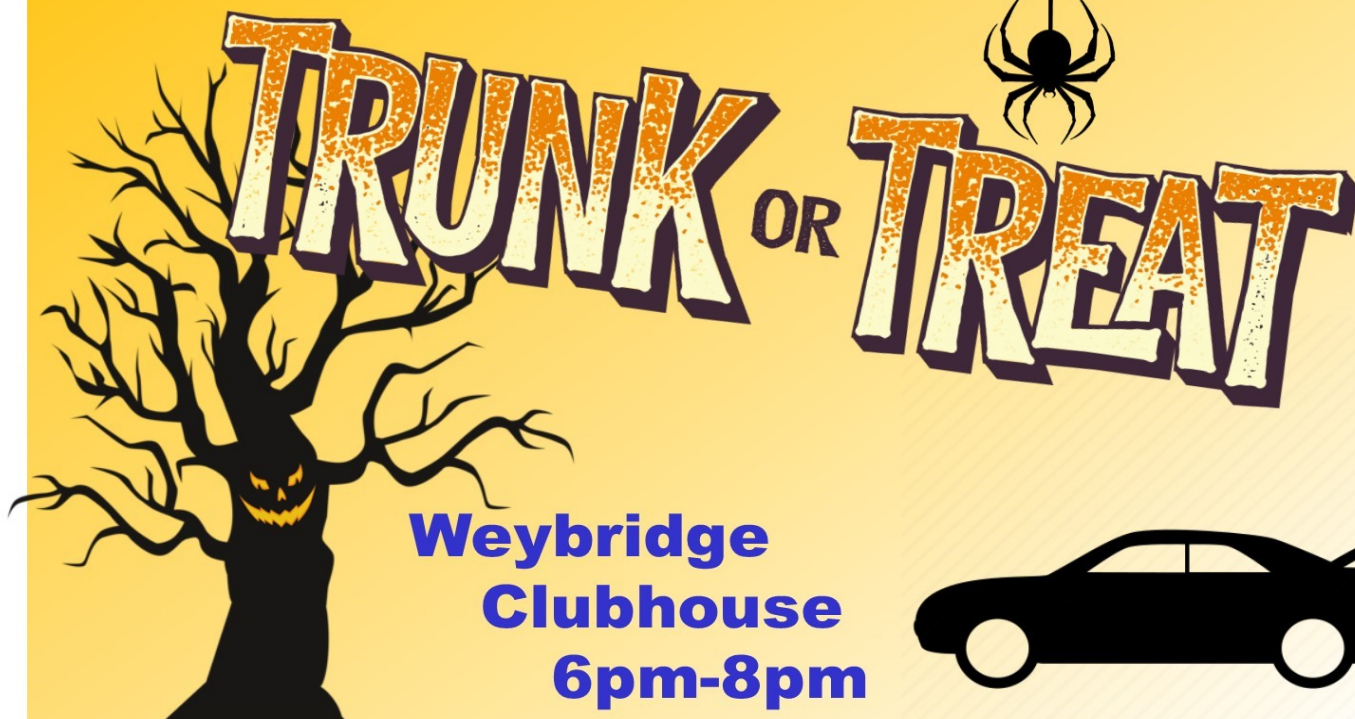
Email: john\_r\_carlton@hotmail.com

**OFFICE WILL  
BE CLOSED  
11/22 - 11/25  
FOR THE  
HOLIDAY**





**SAVE THE DATE**  
**October 28th**



**Weybridge  
Clubhouse  
6pm-8pm**

**HAPPY HALLOWEEN!**

**TRUNK  
DECORATING  
RULES**

- For safety reasons, trunk set up time is between 5pm-6pm, no later.
- Decorations must be family-friendly
- Contest winner will be announced at 8pm. Cars are not allowed to move or leave the parking lot until the contest is over for the safety of trick-or-treaters.

**BRING LOTS OF  
CANDY!**

**TRUNK  
DECORATING  
PRIZES**

**FIRST PLACE \$50**  
**SECOND PLACE \$40**  
**THIRD PLACE \$30**

Contest winner will be announced at 8pm. Cars are not allowed to move or leave the parking lot until the contest is over for the safety of trick-or-treaters.



# Coach Laura's Swimmers!

I believe in you!

## Let's talk SAFETY



## Learning technique



My wonderful floaters!



## WE DID IT!



## BE PROUD - Y'ALL ROCK!



**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.patriochoa.com](http://www.patriochoa.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.**





## **Reason to Downsize or Upsize... Quality of Life!**

On a recent trip to Wyoming to visit my friend Tim, I stayed in his home on their family ranch where he showed me photos and told me stories about his family.

One story pertained to his mother that was wheelchair bound and had to be physically picked up by Tim's dad whenever they wanted to go somewhere. Well unfortunately, Tim's dad passed away and this left his mom with no real way to get out and be active.

Tim found a wheelchair accessible van that could give his mom back a lot of freedom that she lost over the years. So, he borrowed the van and showed it to his mom to see how she liked it. Her response was that it cost too much, and Tim's reply was "It's not too expensive for you, Mom." Once his mom was able to easily get into the van and regain her freedom, she loved it!

Tim's mom lived another five years and was able to take trips from San Antonio back to Wyoming where she had grown up all because of one change that improved her quality of life!

I've seen over the years where people stay in a home that isn't serving their needs and end up not having a great quality of life. This stems from having a two-story home with all the bedrooms upstairs to living in a home so small that a wheelchair cannot fit through the hallway. Many times, the idea of buying a smaller home so that you don't have much to clean costs the same as the two-story that would have served their needs at a lower cost had a chair lift been installed.

If you are looking to make a move, it's always a good idea to fully discuss your situation with a trusted professional. I would love the chance to discuss the changes you are thinking about to see what makes the most sense for you. I welcome the opportunity to be a resource for you.

### **Market Data for Northwest Crossing**

- For the previous three months, the Average Sale price was \$252,738 with an average days on market of 63 days. The ratio of average sale price to list price was 98%.
- For the previous 4-6 months, the Average Sale price was \$274,365 with an average days on market of 73 days. The ratio of average sale price to list price was 99%.
- For the previous 7-12 months, the Average Sale price was \$262,015 with an average days on market of 58 days. The ratio of average sale price to list price was 99%.

\* Data obtained from the San Antonio Board of Realtors on September 25, 2023 for 3+ Bedroom homes.





## 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**