



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 - 2pm
Wed..... 3:30pm - 7:30pm
Thurs..... 10am - 2pm
Fri..... 10am - 2pm
Sat..... 8am - 12pm

NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

Happy Holidays Everyone!

We hope everyone is doing well and enjoying the holidays. Thanks to all that came to the Trunk-or-Treat event, over 400 participated. A big thank you to Karen and Mary who organized the event and arranged for the Taft High School National Honor Society and JROTC students to run the games, the balloon lady, the food truck, and the reptile petting table. Thanks also to Helen McAndrews and Robin Hathorne for managing the bounce castle. Fire Station 41 fire trucks were also a big hit (see photos on Facebook).

Your Board approved the 2024 budget confirming that the Annual Assessment will remain at \$250 for the seventh year. You will be receiving your statement, annual meeting notice, and proxy form in the next few weeks. If you cannot attend the meeting, which will be January 25th at the Weybridge Clubhouse starting at 7pm, please fill out the proxy form and drop it off at the On-site Office (see details on page 8).

In addition to the routine maintenance of our buildings, parks, pools, and playgrounds, this year Dusty also managed the repair of the tennis court lights at Dover Ridge, the pool lights at both pools, as well as several water leaks throughout and sewer lines at the Weybridge Pool.

We also continue to work with various city agencies to keep us safe and the streets maintained. Our security team updated their incident reporting system to provide higher quality photos and videos. We hope to see even more of a police presence as SAPD increases staffing in the coming year. San Antonio is seeing an increase in car break-ins so be sure to lock your vehicles and remove any valuables. We have a homeowner video showing an attempted break-in and them fleeing the scene as our security approaches. The yellow flashing lights scare bad guys away. The holidays mean more deliveries and porch pirates. Please help your neighbors by being vigilant and offering to secure delivered packages.

Our finances remain strong as your Board and Management Company (Patriot) continue to find ways to keep a lid on costs and maximize revenue through better rates of interest.

Stay well and safe and have a Merry Christmas and Happy New Year.

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.

Annual Homeowners Meeting

25th of January - 7pm

Weybridge Clubhouse

NWC HOA ACTIVITIES AT-A-GLANCE



Monthly NWC HOA BOARD Meeting. Every 3rd Wednesday in the Weybridge Clubhouse from 6:30pm-7:30pm.



C.O.P (Citizens On Patrol) Class. Next class on Jan 18th, from 6pm-9pm (2024 schedule on pg. 7). Any questions, contact Officer Greg Perry at (210) 207-5830.



Cookies & Cocoa with Santa. Wednesday, Dec 6th, in the Weybridge Clubhouse from 6pm-7pm. Stop by for some festive snacks and a picture with Santa!



Annual NWC Homeowners Meeting. Jan 25th in the Weybridge Clubhouse from 7pm-8pm. Find out what's planned for 2024!

Holiday Schedule

**Our office will be closed
Dec 23rd - Jan 1st
and will reopen Jan 2nd .**

Security will be available 24/7.

**Payments will be picked up
from the drop box regularly.**

HAPPY HOLIDAYS!





PORCH PIRATES



6 Steps to Take if Your Package is Stolen

STEP 1: TRACK THE PACKAGE
If you suspect your package was stolen, the first thing you should do is check your purchase confirmation email for tracking information. The shipping status will show you where your package was last registered or the date it was delivered.

STEP 2: CHECK THAT A NEIGHBOR DOESN'T HAVE IT
If you verified the item was delivered, check with your neighbors. Maybe the kind lady next door saw your package and took it inside in order to prevent it from getting stolen or rained on.

STEP 3: CONTACT THE SELLER OR RETAILER
If it appears that your package was stolen, contact the seller or retailer that sold you the item. Retailers have different policies and processes for handling stolen items, but you are usually entitled to a refund or a replacement.

STEP 4: FILE A CLAIM WITH THE SHIPPING COMPANY
Sometimes retailers try to shift responsibility to the shipping company or require you to file a complaint and wait a certain number of days to find out for certain whether your package will not be delivered. If you encounter this scenario, you might want to file a claim with the shipping company as well.

STEP 5: CHECK CREDIT CARDS FOR PURCHASE PROTECTION
Many credit cards offer purchase protection that will reimburse you for stolen items, provided the item was purchased entirely with that credit card, and the card issuer is alerted within a specified timeframe.

STEP 6: CLAIM HIGH-VALUE ITEMS WITH HOMEOWNERS INSURANCE
Most homeowners/renters insurance policies cover stolen packages. Unfortunately, it is helpful only for purchases whose value is well above your deductible, and a typical homeowner's insurance deductible runs from \$500 to \$2,000 dollars.

Hold down the Ctrl button and click the link to watch a video from the SAPD.

<https://www.facebook.com/SanAntonioPD/videos/595103151988522/?vh=e>



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 2024 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 10th TO BE CONSIDERED!



THE HOLIDAYS ARE COMING UP!

Stop by the Weybridge Clubhouse for

Cookies and Cocoa with Santa!

**Wednesday, December 6th
Anytime Between 6pm-7pm**





2024 NWC Annual Homeowners Assessment due January 1st

\$250

Payments can be made at the On-site Office in person or via the drop box, mailed to Patriot HOA, online, or through your bank's online bill pay service.

Payments received after Jan 31st are considered late, and fees will be applied to the account.

Payment Plans (PPA) can be arranged upon request prior to January 31st to avoid late fees. To request a PPA, contact nwc@nwchoa.org.

Special Note:

For those who have rentals or short-term rentals in NWC, please make sure we have your current phone number and email on file. It is vital that we can reach you when there are tenant issues. You can write this information on your payment form or call Patriot HOA at 210-568-1558. Thank you.



Northwest Crossing Association ANNUAL HOMEOWNERS MEETING

Thursday, January 25th, 2024
7:00pm

Weybridge Clubhouse
Sign in at 6:30pm

***BOARD MEMBER ELECTIONS**

***YEAR END REVIEW**

If you cannot attend, please be sure to turn in a proxy form to the On-site Office by 5pm Jan 23rd.

CLUSTER MAILBOXES

The HOA cannot replace cluster mailboxes. These belong to the United States Postal Service, and they do not give the HOA authority to maintain or replace damaged boxes. Our security and HOA Board have worked together to notify the USPS and SAPD of vandalism and request repairs; this is only effective as a supplement to residents' reports.

We cannot emphasize enough the importance of **REPORTING** to the appropriate authorities. If you believe your package delivery has been stolen or your cluster mailbox has been broken into, please report it to **ALL** below. Keep your case numbers and share it with each agency you report to:



United States Postal Inspector <https://postalinspectors.uspis.gov> or call 1-800-876-2455

San Antonio Police Department Non-emergency Call (210) 227-7201

NWC Security Call (210) 952-9151

10 Unusual New Year's Resolutions

- Get your photo taken in five interesting places
- Learn a decent party trick
- Break a record
- Make a new friend a month
- Develop a good relationship with your body
- Learn something you never learned as a child
- Try a new food each week
- Make the usual unusual
- Sort out a financial worry
- Do something nice for others every day

Happy New Year



2024 C.O.P CLASS SCHEDULE PRUE ROAD SERVICE AREA



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

Classes are held at the Prue Substation at
5020 Prue Road from 6:00pm-9:00pm

For questions contact Officer Greg Perry #1587
at (210) 207-5830



SHOPPING SAFETY TIPS

1. Always park in well-lit areas.
2. Do not leave purchased gifts in plain view; lock them in your trunk.
3. Avoid carrying large amounts of cash.
4. Only bring credit cards you plan to use.
5. Check your bank statements regularly during the season to spot suspicious activity.



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-2pm.

Every 2nd Wednesday
from 3:30pm-7:30pm.

Can also be done by appointment.

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 Homeowners 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.

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 25, 2024 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 drop off to NWC On-site Office.

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: _____

TRUNK-OR-TREAT 2023



Thank you everyone for coming to our 2023 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 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 with close to 400 attendees. . . and it was fun 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

THANK YOU TO OUR VOLUNTEERS:

- Taft High School JROTC
- Taft High School National Honors Society
- Robin Hathorne
- Helen McAndrews

THANK YOU TO OUR VENDORS:

- Learn Nature
- The Grate Flow of Food
- The Witch's Hearth Bakery
- All Things Balloon

To view event photos, go to:

<https://nwchoa.org/wp-content/uploads/2023/11/Trunk-or-Treat-Collage.pdf>





San Antonio housing market is expected to remain strong!

The San Antonio housing market is expected to remain strong in December 2023, with steady demand and rising prices. The average home price is projected to reach \$385,000, and the median home price is expected to increase to \$325,000.

There are a few factors driving the strong housing market in San Antonio, including strong economic growth, limited supply of homes for sale, and relatively low interest rates.

Buyers should be prepared to act quickly and get pre-approved for a mortgage before starting their home search. Sellers should price their homes competitively and make their homes look their best.

New Restaurant Alert! The *Cure* for being bored with the same ol' place!

Cured is a new restaurant in San Antonio, located at 506 E Travis St, San Antonio, TX 78205, that specializes in charcuterie and craft cocktails. The menu features a variety of cured meats, cheeses, and other small plates, as well as, a full bar with a focus on local craft beers and spirits.

Events Happening in San Antonio, TX for December 2023 and January 2024

- River Walk Holiday Lights Festival (December 2-31)
- New Year's Eve Celebration at Hemis Fair Park (December 31)
- San Antonio Stock Show & Rodeo (January 20-21)
- Texas Cavaliers River Parade (January 27-28)
- Alamo Bowl (January 29)

Market Data for Northwest Crossing

- For the previous 3 months, the Average Sale price was \$259,083 with an average days on market of 66 days. The ratio of average sale price to list price was 97%.
- For the previous 4-6 months, the Average Sale price was \$265,906 with an average days on market of 69 days. The ratio of average sale price to list price was 98%.
- For the previous 7-12 months, the Average Sale price was \$270,924 with an average days on market of 63 days. The ratio of average sale price to list price was 99%.

*Data obtained from the San Antonio Board of Realtors on November 2, 2023 for 3+ bedroom homes.



I Make Time For You



Title 1 Grandparents Raising Grandchildren

A Northside Family Engagement Community Collaborative Program



The Purpose:

Northside Family Engagement and Texas Grandparents Raising Grandchildren have partnered to create a place where you can explore the unique challenges and solutions for grandparents/kinship.

Meetings will be held at the following locations from 10:00a.m. — 12:00 p.m.

Great Northwest Association

8809 Timberwilde Drive, 78250

September 27th

October 25th

November 15th

January 31st

February 28th

March 27th

May 22nd

Are you ready to get started or want more information?
Call the Family Engagement Program 210-397-8930

A unique place to face the unique challenges of Grandparenting.

Northside ISD Family Engagement Program





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