



### 2025 NWC Board of Directors

**President**  
Ken Pfeiffer

**Vice President**  
Helen McAndrews

**Secretary**  
America DeGangi

**Treasurer**  
Ben Saine

**Members at Large**  
Bret Potter  
Diane Lopez

### Committee Directors

**Customer Service  
Representative**  
Karen Leppard

**Customer Service  
Representative**  
Mary Bartos

**Neighborhood Watch**  
Helen McAndrews

**Swim Team Program  
Coordinator**  
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 New Year everyone! We hope that everyone is beginning 2025 in good health and high spirits. Your HOA starts 2025 in a strong financial position and with a great Board of Directors (listed in the left hand column on this page). Our team of Karen and Mary in the On-site Office did a great job in 2024 and we look forward to their continued great work in 2025. As he has for years, Dusty stays on top of our operations with Bennie and his team continuing to keep our facilities in good shape. We continue to have strong working relationships with Patriot Management Company, our contractors, our SAFFE Officers, and our friends at City Council District 6.

THANK YOU! to all those who have already paid their 2025 Annual Assessment. We continue to be fortunate that our facilities have held up with no major expenses. As such, we were able to maintain our financial reserves so if a major expense comes along, we have the funds to take care of it. We have also taken advantage of high interest rates on Certificates of Deposit to hopefully offset increased costs due to inflation. As your payment is processed, Dawn from Patriot HOA Management updates your CellBadge information so your family will be ready for swim season. Pool openings will be posted in the next newsletter and on the marquees.

The new District 6 field office on Tezel Road now open Monday through Friday from 8am-5pm.

Even as crime continues to be a problem in San Antonio, the SAPD calls for service for Northwest Crossing continue to be lower than other neighborhoods according to police records. I feel this is due in part to the deterrence created by our security team (Security Reconnaissance Team) and of course good neighbors being vigilant and reporting suspicious activity.

Keep up the good work and have a great 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.*

### Homeowners

Annual HOA Meeting

4th Thursday of January

Weybridge Clubhouse

## NWC HOA ACTIVITIES AT-A-GLANCE



Monthly NWC HOA Board Meeting. Every third Wednesday at 6:30pm, Weybridge Clubhouse.



C.O.P (Citizens On Patrol) Class. Next class on Mar 20th, 6pm-9pm (2025 schedule on pg. 8). For any questions, contact Officer Theresa LaFroschia at (210) 207-7169.



Northwest Crossing Easter Egg Hunt. April 19th for children ages 0 to 11. Remember to bring a basket to carry your goodies! Easter Egg Hunt begins at 10am **sharp**.



Community Garage Sale. April 4th, 5th, and 6th at your own address. Must obtain city permit. Call the On-site Office (210-647-0689) to add your sale to the master advertising list.



Square Dancing Lessons. Come learn to square dance and have some fun. To register, call John at 210-521-4044 or email: john\_r\_carlton@hotmail.com.



Zumba Fitness. Join this fun and energetic workout with Instructor Wendy and burn over 400 calories/hr. To register, text 210-708-7526.



We need candy! Please donate individually wrapped candy at the On-site Office for our Easter Egg Hunt. Thank you.



### REMEMBER:

February 14th is Valentines Day. 

March 17th is St. Patrick's Day. 



*All holiday decorations must be taken down 45 days after the holiday.*

# HOT TOPICS!

## CLUBHOUSE RENTAL INFORMATION

With spring and summer at our heels, the NWC clubhouses get rented quickly! If you want to rent on a specific day, it is **VITAL** that you complete the contract and pay the \$150 deposit ASAP to hold that date. All three clubhouses are rented months in advance, especially in the spring and summer months around graduation time. Here is some general information, along with the Decorating Don'ts to ensure you receive your deposit back.

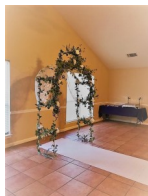
### **DECORATING DON'TS:**

1. Nothing attached to the walls or ceiling
2. **NO** glitter, sequins, confetti, or other small decorations that get caught in the tile grout
3. **Do NOT** take down tables/chairs used. Leave as they are so cleaners can sanitize. This will forfeit your entire deposit.

### Dover Ridge Clubhouse

#### Features - \$325

- Located at: 7208 Valley Trails
- 100 people maximum
- 11 - 6' x 3' tables
- 100 folding chairs
- Kitchenette: sink, microwave, refrigerator/freezer
- Men's and women's restrooms



**Signed contract and \$150 deposit required to reserve a clubhouse. Deposit is refundable if rules are followed.**

### Weybridge Clubhouse

#### Features - \$350

- Located at: 10280 Dover Ridge
- 120 people maximum
- 20 - 6' x 3' tables
- 120 folding chairs
- Kitchenette: sink, microwave, refrigerator/freezer
- Men's and women's restrooms



### SECURITY REQUIREMENTS

#### Hiring Security Guards is Required if:

- Over 70 people in attendance
- Alcohol is present
- Majority of guests are teens
- Fee: \$50.00 per hour (3-hour min.)
- \* Double security required for 150 people or more in attendance



**For a complete list of clubhouse rules, additional pictures, and general information go to the NWC website. [www.nwchoa.org](http://www.nwchoa.org) Facilities/Clubhouses**



# 2025 EASTER EGG HUNT

**April 19th starting at 10am  
at the Weybridge Clubhouse**

**Ages 0 - 11**

**Make sure to bring your basket!**



***WE NEED  
EASTER CANDY***

**PLEASE DONATE  
CANDY AT THE  
WEYBRIDGE  
CLUBHOUSE**

# Holiday Light Display Contest Winners

Thank you everyone for participating in Northwest Crossing's Annual Holiday Light Display Contest!

**Here are the first place winners for 2024:**

Autumnwood – 7511 Garden Grove

The Hills – 9202 Linbrooke

Woodbridge – 7307 Sunscape Way

Summer Point – 9418 Almarion Way

The Meadows – 7302 Lansbury

Briarwood – 7308 Gallery Ridge

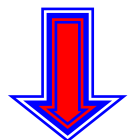
Mill Run – 9501 Cantura Crest

Grand Junction – 7207 Copperbend



**A BIG THANK YOU TO  
EVERYONE WHO  
ATTENDED OUR  
COOKIES AND COCOA  
WITH SANTA.  
IT WAS A HUGE  
SUCCESS!**

Photos on next page . .



# COOKIES AND COCOA WITH SANTA





Zumba is back at  
NWC HOA!!!

Starting Feb. 2025  
Tue & Thur @7:30 PM  
Location: Weybridge  
Clubhouse @10280 Dover  
Ridge

Fees:  
Bi-Monthly \$60  
Drop In \$8  
For Info Text Wendy  
@210-708-7526  
"See you on the dance  
floor"



POWER  
WORKOUT



ZUMBA  
WITH WENDY



**COME PLAY BUNCO  
WITH  
YOUR NWC NEIGHBORS!**

**WHEN:** Once a month

2nd or 3rd Thursday

**TIME:** 6:30pm - 9:00pm

**COST:** \$5.25

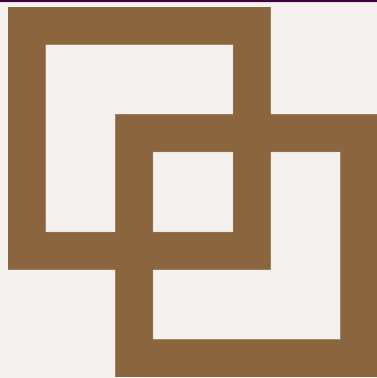
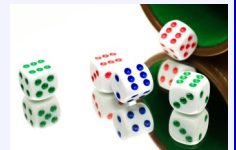
**WHERE:** Each member's home

**WHAT TO DO:** Bring a dish to  
share!

Lots of laughs and fun is had!  
Make new friends, share recipes,  
win prizes!



If interested, please  
message  
Susan Sinclair  
on FB.



## SQUARE DANCE LESSONS

Wednesdays

Dover Ridge Clubhouse

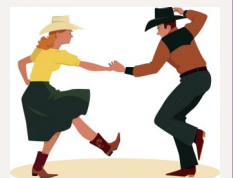
7:30pm-9:30pm

Instructor: John

To register call: John at 210-521-4044 OR  
email: [john\\_r\\_carlton@hotmail.com](mailto:john_r_carlton@hotmail.com)

**GRAB YOUR PARTNER**

**AND DO SI DO!**





## 2025 C.O.P CLASS SCHEDULE PRUE ROAD SERVICE AREA



JANUARY 16	THURSDAY
MARCH 20	THURSDAY
MAY 15	THURSDAY
JULY 17	THURSDAY
SEPTEMBER 18	THURSDAY
NOVEMBER 20	THURSDAY

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

**For questions contact Officer Theresa LaFroschia #1049  
at (210) 207-7169**



### ***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.patriochoa.com](http://www.patriochoa.com) / [info@patriotcm.com](mailto:info@patriotcm.com)  
PO Box 591610, San Antonio, TX 78259

**STILL 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 COMMUNITY GARAGE SALE

## APRIL 4th, 5th, and 6th

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



## Northwest Crossing

### 2024 YEAR END REAL ESTATE REVIEW

Well, 2024 has ended and the outlook for growth in San Antonio is positive as it is the only city in Texas to make it on the Top 10 Housing Hot Spot list for 2025! Northwest Crossing (NWC) values in 2024 were 4.4% higher when compared to The Great Northwest (GNW). Call me to get the entire report! NWC, like all the U.S., was impacted by Covid with the rapid rise of values in 2022, and over the last 2 years a price correction has occurred. Economists believe that in 2025, prices will begin to rise just like they did in 2010. Interest rates are expected to remain in the high 5% - mid 7% range for all of 2025.

So, if you are considering a move, entrust your journey to someone who knows the market and understands the unique nuances of our neighborhood.



**Randy Elgin, REALTOR**®  
Keller Williams Legacy  
randy@arealtywatch.com



**SA Realty Watch Group**

210-232-2310  
SAREaltyWatch.com  
**KW LEGACY**  
KELLER WILLIAMS REALTY



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

**2024 YTD**



# SOLD



AVG. DOM



AVG. \$ PRICE

AREA MARKET 688 62 \$276,665

1-STORY 392 61 \$256,609

2-STORY 296 64 \$303,228

**2024 YTD**



# SOLD



AVG. DOM



AVG. \$ PRICE

NW CROSSING 66 63 \$256,905

1-STORY 37 70 \$240,736

2-STORY 29 54 \$277,535



## 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**