



Aug/Sept 2025
Volume 42, Issue 4

NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

We hope everyone is having a safe and happy summer.

With the on-going drought and water restrictions, keeping our plants and lawns alive continues to be a challenge. Keep up the good work and pray for rain.

Our pools are busy again this year with over 11,000 visits so far. Our CellBadge I.D. system continues to be useful in tracking pool and tennis court use to ensure ONLY Northwest Crossing residents are using our facilities. Please review our pool and tennis court rules. They are meant to keep everyone safe and ensure a pleasant visit for everyone. Please note that the courts are for tennis and pickle ball only. No other activities that may damage the playing surfaces are allowed. Parents are responsible for their children's behavior.

THANK YOU! to the over 98% that have taken care of this year's Annual Assessment. The process of putting funds not needed for immediate use in Certificates of Deposit have helped us deal with the higher costs of operations.

Some of you have taken advantage of our "Pay-in-Advance" plan that allows you to make small monthly payments, so you do not have to deal with the one large payment that is due at year-end. Contact the ladies at the On-site Office for details.

The summer months always seem to record increases in vandalism, so please help curtail this by being vigilant and reporting any suspicious activity to our security and/or SAPD. See the phone numbers for these services and other useful numbers on page 2 of this newsletter.

Your Board is getting to know our new District 6 City Councilman, Ric Galvan, and his staff. Ric hopes to attend our August 20th Board meeting at the Weybridge Clubhouse starting at 6:30pm.

Your Board, as always, will begin reviewing our finances and building the 2026 Budget with the hope of keeping the Annual Assessment the same.

As always, stay safe and cool if you can.



2025 NWC Board of Directors

President
Ken Pfeiffer

Vice President
Helen McAndrews

Secretary
America DiGangi

Treasurer
Ben Saine

Members at Large
Bret Potter
Diane Lopez
Zelda Cruz-Gonzales

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

2026 Homeowners

Annual HOA Meeting

4th Thursday of January

Weybridge Clubhouse

7pm

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 Sept 18th, 6pm-9pm (2025 schedule on pg. 14). For questions, contact Officer Theresa LaFroschia at (210) 207-7169.



Zumba and Square Dancing are available at the Weybridge & Dover Ridge Clubhouses (see details on pg.10).



Pool Closures. Pools will be closing for the season on September 14th (see remaining pool schedule on page 7).



Water Aerobics. Evening and morning classes available (see details on pgs. 8 and 9).



NWC Fall Community Garage Sale. October 10th, 11th, and 12th. Must obtain your own permit. Contact the NWC On-site Office to add your garage sale to the master advertising list at (210) 647-0689.



COMING SOON . . .

Trunk-or-Treat on October 25th!
Watch for details.



IMPORTANT NOTE

The On-site Office will be changing back to regular hours beginning August 12th.

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



MEET YOUR 2025 NWC BOARD OF DIRECTORS

Ken Pfeiffer - President
Helen McAndrews - Vice President
America DeGangi - Secretary
Ben Saine - Treasurer

Members at Large
Bret Potter
Zelda Cruz-Gonzales
Diane Lopez (not pictured)

Every third Wednesday of the month NWC holds a community meeting at the Weybridge Clubhouse starting at 6:30pm to discuss neighborhood topics, and current events. Everyone is welcome to come listen and ask questions.

There is also representation from our On-site Manager - Dusty Hathorne, Patriot - our property management company - Dawn Tomashefsky, as well as our SAPD SAFFE officer - Shawn King, and lastly, our very own NWC Security - SRT.

COME FIND OUT WHAT'S GOING ON IN THE NEIGHBORHOOD!

SCHOOL STARTS AUGUST 11TH

***Northside
Independent School
District schools will
start back up on
August 11th.***



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

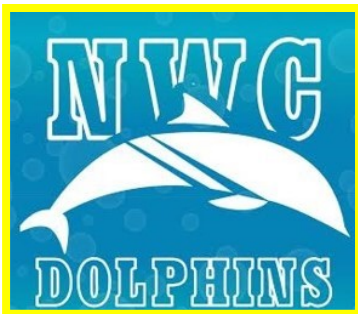


Source: National Safety Council

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

STAY ALERT!

BE SAFE!



**A MESSAGE FROM THE NWC SWIM
TEAM PROGRAM COORDINATOR,
ACACIA PRICE**

Our Biggest Season Yet!

The Dolphins dominated the pool, winning 3 of 4 dual meets and earning standout finishes at champs. Huge thanks to Coaches Jared Kaminski and Laura Kokesh, our dedicated volunteers, and generous sponsors.

We're already looking forward to making an even bigger splash next summer—Go Dolphins!





NWC COMMUNITY GARAGE SALE October 10th - 12th

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



SUMMER HEAT IS HERE TO STAY!

TIPS TO MAINTAIN YOUR HVAC SYSTEM

- ♦ Preventative maintenance is ALWAYS the best way to go, and is necessary in these hot days of summer.
- ♦ Make sure to inspect your AC/Heating system's filter every month for dust build up and clogging.
- ♦ A dirty, clogged filter will decrease the efficiency and effectiveness of your system, causing it to work harder than it was designed to do.
- ♦ You may find that you need to change your filter once a month to ensure it provides you years of service.



**NEW HVAC SYSTEMS ARE NOT CHEAP,
SO KEEP THE ONE YOU HAVE RUNNING SMOOTHLY!**



POOL SCHEDULE

Northwest Crossing August 2025 Pool Schedule

Sun	Mon	Tues	Wed	Thur	Fri	Sat
					1 BOTH 1-9	2 BOTH 1-9
3 BOTH 1-9	4 WBP 1-9	5 DRP 1-9	6 WBP 1-9	7 DRP 1-9	8 BOTH 1-9	9 BOTH 1-9
10 BOTH 1-7	11 CLOSED	12 CLOSED	13 CLOSED	14 CLOSED	15 CLOSED	16 BOTH 1-9
17 BOTH 1-7	18 CLOSED	19 CLOSED	20 CLOSED	21 CLOSED	22 CLOSED	23 BOTH 1-9
24 BOTH 1-7	25 CLOSED	26 CLOSED	27 CLOSED	28 CLOSED	29 CLOSED	30 BOTH 1-9

Northwest Crossing September 2025 Pool Schedule

Sun	Mon	Tues	Wed	Thur	Fri	Sat
31 BOTH 1-9	1 BOTH 1-7	2 CLOSED	3 CLOSED	4 CLOSED	5 CLOSED	6 DRP 1-9
7 WBP 1-7	8 CLOSED	9 CLOSED	10 CLOSED	11 CLOSED	12 CLOSED	13 DRP 1-9
14 WBP 1-7	15	16	17	18	19	20

Coach Laura's Swimmers! 2025



WATER AEROBICS



This Summer 2025, are you looking for a fun and low-impact way to stay fit and healthy? Look no further than water aerobics!

Join us at Dover Ridge Pool, located at 9418 Dover Ridge, 78250! When: June 2- August 27, every Monday and Wednesday at 9 am with Ivonne. Residents Summer: \$132, Drop-in class: \$7. Non-Resident Summer: \$154, Drop-in class: \$8. Call 210-843-4775 for more info.



All sales are final, with no refunds or makeup days.

Water Aerobics

Cardio...Strength...Flexibility

Dover Ridge Pool Summer 2025



7208 Valley Trails 78250

June 2– August 27

Monday & Wednesday 6:45 pm

***Registration payments will be collected on the first day of class.**

Residents Summer \$143.00 Drop ins \$7/class

Non-Residents Summer \$166.00 Drop ins \$8/class



All sales are final, no
refunds, no makeup days
due to weather or
instructor absences.

Instructor:

Mary Coronado is a nationally certified group fitness instructor with over 35 years teaching experience.

Call or Text Mary for additional information at:

210-364-3377

Email: gfit57@outlook.com



ZUMBA IS BACK!!

Tuesdays & Thursdays
Weybridge Clubhouse

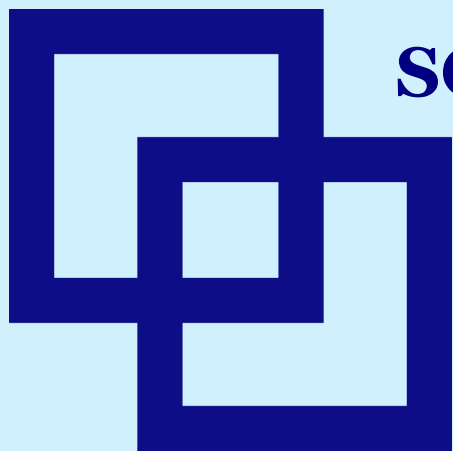
**7:30pm-8:30pm, \$35/
month, \$5 Drop-in fee**

Instructor: Wendy

Burn over 400 calories!

To register, text: 210-708-7526.

LET'S GO!



SQUARE DANCE LESSONS

Wednesdays

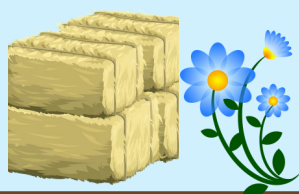
Dover Ridge Clubhouse

7:30pm-9:30pm

Instructor: John

**To register: call John at 210-521-4044 or
email: john_r_carlton@hotmail.com**

**GRAB YOUR PARTNER
AND DO SI DO!**





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. CellBadge is a safe security badging application that replaces the old plastic badge.

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.**

That's it!



NWC HOA POOL RULES

The following rules and regulations are for the protection and benefit of all to assure safe and sanitary operation of the pool facilities. Your cooperation in abiding by these conditions will afford pleasant relaxation and recreation for all members/guests. Parents are requested to caution their children to observe all rules and regulations.

Failure to comply with these rules shall be considered cause for any action deemed necessary by Management or Board of Directors, including the temporary suspension of violators from the use of the pool area.

The pool manager will be in charge of qualified pool attendants, both of whom will be under the direct supervision of the Association. All members and guests using the pool will be required to register with the pool attendant.

Your assistance is not only needed but also required to make the pools safe and enjoyable facilities.

1. **All members** ages six (6) and older must be registered in the CellBadge ID system to be admitted into the pool. One family member may not sign in others in the same household as guests.
2. No one shall use the pool unless it is officially open and pool attendants are on duty.
3. The on-duty pool attendants will be in charge of the pool operation and are responsible for the enforcement of the Rules and Regulations. **All persons must obey the instructions of the pool attendants.**
4. The Association, pool attendants, and Board of Directors will not be responsible for loss or damage to any personal property of any kind.
5. All persons using the facility do so at their own risk in conformance with the rules and regulations. **Any person may be suspended from the recreational facilities at the sole discretion of the pool attendant in charge, for violations of the rules and regulations or for any other reason, which in their judgment, constitutes a hazard to others.**
6. After a person has been removed from the pool area twice, he/she or a parent (if a minor) will be notified in writing. After the third removal, the person will be suspended from using the pool area, and CellBadge ID will be invalidated. Re-instatement will occur upon approval of the Board of Directors only.
7. No pets are allowed in the pool area.
8. Admission will be refused to all persons having any infectious diseases, colds, nasal or ear discharges, or any communicable diseases of any kind.
9. Glassware is forbidden in the pool area.
10. No alcohol is allowed in the pool area.
11. Food will be allowed in the pool area; however, no cooking will be allowed inside the fenced area. No food, drinks, bottles, or gum chewing is permitted at the pool's edge or in the pool.
12. All trash such as food wrappers, soda cans, etc. must be placed in containers provided for such use.
13. Smoking is allowed in designated areas only.
14. Skates, skateboards, bicycles, and similar devices will not be allowed inside the pool area.
15. Children 17 years and under must be accompanied by a caretaker at least 18 years old.

16. **GUEST POLICY:** Each ADULT (18+) member is allowed to sign in up to 4 guests at either pool. A resident of NWC HOA cannot be signed in as a guest. Resident must accompany guests for duration of their stay.
17. **SWIMMING ATTIRE POLICY:** Proper swimming attire must be worn by anyone entering the water. No cut-offs, diapers (special swim diapers are allowed), street shirts or shorts, etc. will be allowed in the pool. A plain white t-shirt may be worn for additional sun protection. Indecent exposure will not be allowed in the pool area.
18. Children must be proficient swimmers to be allowed in the deep area of the pool. Their proficiency will be determined by the pool attendants' standards.
19. Floating devices attached to the swimmer for safety is allowed in the shallow end only.
20. No inner tubes, balls, frisbees, snorkels, glass lens face masks, or glass lens goggles may be used in the pool. Nerf balls and similar playing equipment are allowed at the discretion of the pool attendants, as long as their use does not interfere with other people.
21. Running, horseplay, wrestling, scuffling, ball playing, spitting or spouting water, dunking or causing undue disturbance in or about the pool is not allowed.
22. **Abusive or profane language will NOT be tolerated.**
23. No loitering on ladders.
24. **No diving.**
25. Pool games are allowed at the discretion of the pool attendants.
26. Kiddy pool is intended for use by young children and those who cannot swim or are not strong swimmers ONLY.
27. Injuries should be reported to the pool attendants immediately.
28. The pool attendants may declare a fifteen (15) minute rest period once every hour on the fourth quarter hour. Only persons eighteen (18) and older will be allowed to swim at that time.
29. No pool equipment, furniture, etc. may be removed from the pool area.
30. Radios and sound equipment must be kept at a reasonable volume and will be monitored at the pool attendants' discretion. No loud radios or sound systems will be allowed.
31. No loitering in the restrooms or parking lots.
32. Pool area parking lot must be vacated upon pool closing.
33. No photography or video recording is allowed without approval of the HOA.**

NOTE: The pool attendants have the authority to use their judgment in making decisions regarding the enforcement of the Rules and Regulations. Any disagreement of the rules and regulations or the method of enforcement should be directed to the Board of Directors at nwc@nwchoa.org.

** Pool attendant may allow photography and or video recording with approval of those being photographed or recorded. Private parties, social events, and sporting events may allow photography/video recording with permission of the individuals hosting the event (i.e., swim team, water aerobics, parties, etc.).

These rules and regulations may be amended or added to at any time by the approval of the Board of Directors.

LETS ALL HAVE A SAFE SUMMER!





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 LaFroscia #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.patriothoa.com / 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.



SAVE THE DATE

October 25th

TRUNK OR TREAT

Weybridge Clubhouse
6pm-8pm

NWC Real Estate Market

Northwest Crossing

Well, half the year is gone and the next thing you'll be talking about are all the holidays. As you can see from the numbers to the right, the sales in Northwest Crossing is just over 11% of the sales in our area. Since January 6, 2025, the average price has increased about \$7000 since the same time last year. Growth in San Antonio continues to be positive predominantly due to job growth. The affordability rate continues to be lower than most of the larger cities in Texas and, Northwest Crossing (NWC) continues to be the subdivision in the northwest side where buyers are looking to call home.

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@sarealtywatch.com



SA Realty Watch Group
210-232-2310
SARealtyWatch.com
KW LEGACY
KELLER WILLIAMS REALTY



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

2025 YEAR TO DATE REAL ESTATE REVIEW

2025 YTD	# SOLD	AVG. DOM	AVG. \$ PRICE
AREA MARKET	351	98	\$269,462
1-STORY	218	94	\$251,689
2-STORY	133	105	\$298,595
2025 YTD	# SOLD	AVG. DOM	AVG. \$ PRICE
NW CROSSING	40	95	\$236,318
1-STORY	29	92	\$214,576
2-STORY	11	103	\$293,636



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 @NWCSATX. 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