



Oct/Nov 2025
Volume 42, Issue 5

NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

Happy Autumn everyone. Hopefully most of the heat is behind us and a little more rain will come our way.

October will start with the annual Neighbors Together events on October 7th. Ric Galvan (District 6 Representative) and our SAFFE Officer (Shawn King) have expressed a willingness to stop by our events if you let them know. These events are a great opportunity to reconnect with your neighbors and share contact information.

A while back I asked our dog walkers to be vigilant and call our security if they see anything suspicious. I called it "PUP PATROL". It is an easy way to help keep our neighborhood safe. Please be careful and carry some pepper gel with you as we have seen dog attacks reported in other areas of the city.

This pool season recorded almost 15,000 visits this year. Tennis court use may be up a little, possibly as a result of the pickle ball striping on two of our courts.

Thanks again to the almost 99% of our homeowners taking care of their annual assessment. Dusty, Dawn and your Board will continue to look at ways to keep costs under control and hopefully not raise the rate for the ninth straight year.

As always, you will receive your 2026 HOA Assessment statement in December which is due January 1st. The annual meeting is planned for January 22nd at the Weybridge Clubhouse at 7pm. If you wish to set up a pre-payment plan, contact Karen or Mary at the On-site office.

Finally, please see our annual "Trunk-or-Treat" announcement on page 6 of this newsletter.

Have a happy Halloween and Thanksgiving.

Stay safe and well.



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

Thursday, January 22nd

Weybridge Clubhouse

7pm

NWC HOA ACTIVITIES AT-A-GLANCE



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



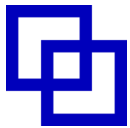
C.O.P (Citizens On Patrol) Class. Next class is on Nov 20th, 6pm-9pm (2025 schedule on pg. 9). For questions, contact Officer Theresa LaFroschia at (210) 207-7169.



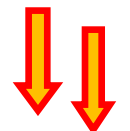
Trunk-or-Treat. Come join us for a night of fun, food, games, prizes, and much, much, more! October 25th from 6pm-8pm at the Weybridge Clubhouse



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



Square Dancing Lessons. Come learn to square dance Tuesday & Wednesday nights from 7:30pm-9:30pm at the Dover Ridge Clubhouse. Call John to sign up at (210) 521-4044.



REMEMBER . . . Call the On-site Office to sign up for the Trunk-or-Treat contest. 210-647-0689.





FALL YARD MAINTENANCE IN SOUTH TEXAS



When to Fertilize Your Lawn in South Texas

Timing: In South Texas, fall fertilization should be in early fall (October to early November) or about 4-6 weeks before your average first killing frost to promote root development and winter hardiness.

Purpose: Fertilizers with higher potassium levels help your warm-season grass store energy to better withstand winter dormancy, resist winter weeds, and "green up" more quickly next spring.

When to Trim Your Trees in South Texas



Timing: In South Texas, the best time to trim most trees is during the dormant season, from November through early February.

Purpose: To minimize stress and reduce disease risk, as well as sap leakage in some trees, especially for oaks where winter pruning helps prevent the spread of oak wilt. When trimming, focus on removing deadwood and crossing branches to maintain the tree's natural shape and structure, and always make cuts just outside the branch collar to promote healing and prevent disease.

Here are some helpful resources regarding how to care for your lawn in general.

Hold down the Ctrl button and click the link to open the article.

[The Best Time to Plant Grass Seed in Texas](#)

[The Most Common South Texas Weeds](#)

[When to Aerate Your Lawn in Texas](#)

[When to Dethatch Your Lawn in Texas](#)



NWC COMMUNITY GARAGE SALE October 10th - 12th

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



Accepted Materials

- Appliances
- Clean brush
- Furniture
- Lumber
- Mattresses
- Metals
- Shrub
- Tires
- Tree Limbs
- Vehicle tires (limit 4)
- Water heaters

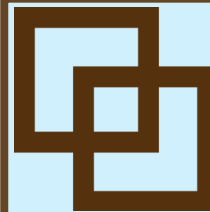
Participants are encouraged to separate brush from bulky items.

Unaccepted Materials

- Commercial Waste
- Concrete
- Construction or Remolding Material
- Hazardous Waste
- Railroad Ties
- Soil or Sod
- Bricks



**SOLID WASTE
MANAGEMENT**



SQUARE DANCE LESSONS

Tue/Wed

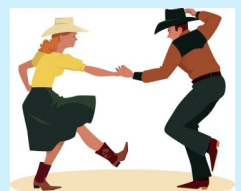
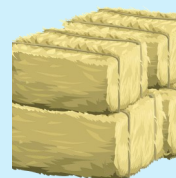
Dover Ridge Clubhouse

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!**



IMPACT REPORT

FY25 JULY 1, 2024 - JUNE 30, 2025



Message From Our CEO

Our mission is sustained by our core values of Integrity, Efficiency, and Impact. Our [FY25 Impact Report](#) highlights the incredible accomplishments we delivered, together. I am so proud of how you showed up: enabling us to deliver for our 29 counties, support our partners, and nourish our neighbors through the challenges we've faced. **Hold Ctrl button down and click on link to open.**

This past year, reductions in federal funding has been one of our biggest challenges. Unprecedented cuts to programs that stock our shelves and fill our neighbors' refrigerators have made our work even more urgent.

Our ability to blend government and private support is key to driving efficiency and ensuring we can continue to deliver balanced meals to children, families, and seniors. We are truly grateful for the support from our federal, state, county, and city governments and will need your voice to keep them at the table. We encourage you to stay informed by signing up for our newsletter below.

Whether you've given before or are just learning about us, there's a place for everyone in the fight against hunger. **Thank you for your support.**

**Stay informed on all things
with the San Antonio
Food Bank!**



ERIC S. COOPER
President & CEO

Sign Up For Our Newsletter!

**Hold Ctrl button down and click
on "Our Newsletter" to open.**

Support Our Mission

Donate Today

**Hold Ctrl button down and
click on Donate Today to open.**



SAVE THE DATE

October 25th



**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.

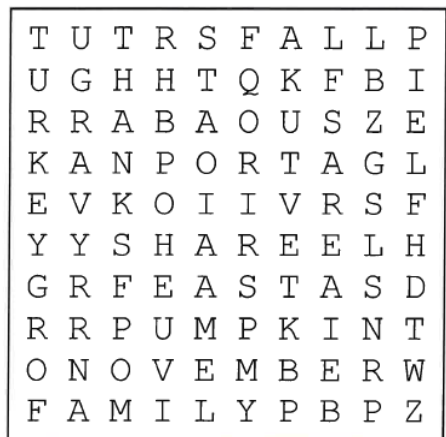
THANKSGIVING FUN FACTS

- The first Thanksgiving in 1621 lasted three days and included 50 Pilgrims and 90 Native Americans.
- Abraham Lincoln declared Thanksgiving a national holiday in 1863 during the Civil War.
- The average American consumes about 4,500 calories on Thanksgiving Day.
- Turkey is the most popular dish, with about 88% of Americans eating it on this holiday.
- The tradition of the Thanksgiving Day parade began in 1920 with the Macy's Thanksgiving Day Parade.
- The day after Thanksgiving is known as Black Friday, marking the start of the holiday shopping season.

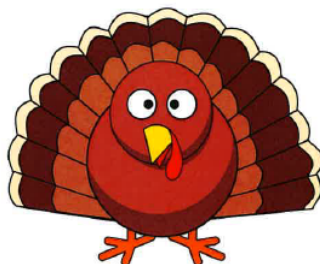


Name: _____

Thanksgiving Word Search



Word list:
FALL
FAMILY
FEAST
GRAVY
HARVEST
NOVEMBER
PIE
PUMPKIN
SHARE
SQUASH
THANKS
TURKEY



**OFFICE WILL
BE CLOSED
11/26 - 11/28
FOR THE
HOLIDAY**



HALLOWEEN SAFETY TIPS

WHEN WALKING

- CROSS THE STREET AT CORNERS
- USE TRAFFIC SIGNALS AND CROSSWALKS
- LOOK LEFT, RIGHT, AND THEN LEFT AGAIN BEFORE YOU CROSS
- PUT YOUR PHONE DOWN AND HEAD UP WHEN CROSSING
- HAVE CHILDREN LEARN TO MAKE EYE CONTACT WITH DRIVERS BEFORE CROSSING IN FRONT OF THEM
- WALK ON SIDEWALKS, NOT THE STREET
- KEEP A LOOKOUT FOR CARS THAT ARE TURNING OR BACKING UP

WHEN DRIVING

- DRIVE SLOWLY AND STAY ALERT
- TAKE TIME TO LOOK FOR CHILDREN AT INTERSECTIONS, MEDIANS AND CURBS
- BACK YOUR VEHICLE UP SLOWLY AND TRIPLE CHECK TO MAKE SURE NO ONE IS AROUND
- ELIMINATE DISTRACTIONS
- AROUND THE HOURS OF 5:30 TO 9:30 THERE WILL BE A LOT OF CHILDREN OUT. DRIVE EXTRA CAREFUL AT THESE HOURS
- STOP FOR ALL CHILDREN AND ALLOW THEM TO CROSS IN FRONT OF YOU TO ELIMINATE THE RISK OF THEM DARTING OUT

GHOUlish GAMES

What's orange on the outside and glows on the inside?
A Jack o' lantern

What's black with big fangs and likes to fly?
A Bat

What's scary and mean, wears a black pointy hat, and rides around on a broom?
A Witch

Wizardly Word

S	B	C	V	A	M	P	I	R	E	N	W	B
P	L	O	F	Q	W	G	L	K	T	J	X	W
O	H	S	M	P	K	C	S	X	R	B	S	I
O	J	T	H	A	L	L	O	W	E	E	N	T
K	Q	U	N	G	B	U	F	M	A	N	K	C
Y	W	M	S	K	G	H	O	S	T	X	L	H
X	F	E	L	J	S	X	C	A	T	W	P	Q
M	U	M	Y	N	P	U	C	F	B	A	T	

Halloween Spooky Vampire Ghost Cat

Mummy Treat Costume Witch Bat

MONARCH BUTTERFLY FESTIVAL TAKES FLIGHT

The 2025 San Antonio Monarch Butterfly & Pollinator Festival will be held on Saturday, October 18, 2025, from 9 a.m. to 2 p.m. at Brackenridge Park.

This 10th annual, free community event celebrates monarch butterflies, pollinators, and their ecosystems with activities like monarch tagging, educational booths, and a migration obstacle course.

8 Oct/Nov 2025



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.

Illegal Dumping

Illegal dumping is improper disposal of waste at any vacant location other than an authorized landfill or special facility.

Why Is Illegal Dumping Bad?

It pollutes our waterways. Illegally dumped trash can get swept into streets, storm drains, and drainage ditches when it rains and enter our rivers and creeks. It's against the law.

Illegal dumping violates the San Antonio City Ordinance Section 34-703 ("Placing brush cuttings, clippings and or/rubbish into the MS4") and Section 14- 47 ("Objectionable or unsightly matter and dumping declared nuisances").

Don't get fined!

What can I do?

Report it! If you find or witness illegal dumping, call the City of San Antonio's 3-1-1 Customer Service Hotline and submit a report.



NWC Real Estate Market

Northwest Crossing

Texas Homestead Exemption Update

In a unanimous, bipartisan decision, the Texas Senate passed SB 4 and SJR 2, which will raise the state's homestead exemption to \$140,000 for most homeowners and \$150,000 for seniors. The change directly reduces the portion of home value subject to school property taxes, delivering tangible relief for households across Texas. Lawmakers emphasized this measure as a key step in addressing affordability and ensuring Texans can better manage rising costs of living. Voters will have the final say in approving this historic property tax reform.

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	488	73	\$266,584
1-STORY	308	72	\$249,359
2-STORY	180	75	\$296,057
2025 YTD	 # SOLD	 AVG. DOM	 AVG. \$ PRICE
NW CROSSING	65	71	\$243,037
1-STORY	43	69	\$219,235
2-STORY	22	75	\$289,559



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