



Dec 2025/Jan 2026
Volume 42, Issue 6

NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

Happy Holidays Everyone! We see decorations already brightening the neighborhood and lifting spirits.

Thank you to all that attended the Trunk-or-Treat event. It was a huge success even with the small amount of rain we had! A big thank you to Karen and Mary who organized the event. Thanks also to the Taft High School students who ran the games, All Things Balloon, Painting Outside the Box (face painting), and Kona Ice. All were big hits! Thanks also to Dusty and Robin Hathorne for managing the bounce castle. You'll find a link of all the fun photos on page 9 of this newsletter, and on Facebook as well.

Your Board approved the 2026 budget confirming that the 2026 Annual Assessment will remain at \$250 for the ninth straight year. You will be receiving your statement, annual meeting notice, and proxy form in the coming weeks. If you cannot attend the annual meeting on January 22nd, please complete the proxy form and drop it off at the On-site Office by 5pm that day. Meeting starts at 7:00pm with a 6:30pm sign in at the Weybridge Clubhouse.

As he has for the past 20+ years, Dusty has kept our Association property in good shape, overseeing our pool, landscaping, electrical and plumbing contractors, as well as his maintenance crew. He also stays in constant contact with our security team and our SAFFE Officers. They work hard to deter crime in our neighborhood. Please do your part by securing your property, locking your doors (car and house), watching out for and reporting suspicious activities, and staying in touch with your neighbors. The holidays mean more package deliveries and porch pirates. Please help your neighbors by being vigilant and offering to secure delivered packages.

The Post Office (USPS) is struggling to keep up with mail crime along with the damage to Cluster Box Units (CBUs). When the USPS decides to take a CBU out of service and force folks to drive seven miles to the Richland Hills Post Office and stand in line for extended periods, we think they should find a better way and get the mail delivered. We have spoken with Congressman Castro's staff about this and hope a solution that does not further burden their customers can be found.

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



2025 NWC Board of Directors

President
Ken Pfeiffer

Vice President
Helen McAndrews

Secretary
America McAndrews

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..... 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

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.

Annual NWC Homeowners Meeting

Thursday, January 22, 2026 - 7pm

Weybridge Clubhouse

NWC HOA ACTIVITIES AT-A-GLANCE



Annual NWC Homeowners Meeting. January 22nd in the Weybridge Clubhouse from 7pm-8pm with sign in at 6:30pm. Come find out what's planned for 2026!



C.O.P (Citizens On Patrol) Class. Next class is on Jan 15th at 6pm-9pm (2026 schedule on pg. 11).



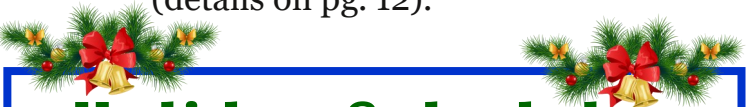
Cookies & Cocoa with Santa. Wednesday, Dec 17th, Weybridge Clubhouse, 6pm-7pm. Stop by for some yummy cookies, hot cocoa, and a picture with Santa!



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.



SA Food Bank needs your help. NWC will host a food drive from Nov 15th to Jan 31st. Bring all donations to the Weybridge Clubhouse (details on pg. 12).



Holiday Schedule

Our office will be closed

Dec 22nd - Jan 5th

and will reopen Jan 6th

**Security will be available 24/7
210-952-9151**

HAPPY HOLIDAYS!





**2026 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 22nd, 2026
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 22nd.**

* Proxy forms are mailed with the annual statement to each homeowner in December.



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 2026 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!**

**Stop by the Weybridge
Clubhouse for**

***Cookies and Cocoa
with Santa!***

**Wednesday, December 17th
Anytime Between 6pm-7pm**



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 requested 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



PORCH PIRATES



6 Steps to Take if Your Package is Stolen

STEP 1: TRACK THE PACKAGE

STEP 2: CHECK THAT A NEIGHBOR DOES NOT HAVE IT

STEP 3: CONTACT THE SELLER OR RETAILER

STEP 4: FILE A CLAIM WITH THE SHIPPING COMPANY

STEP 5: CHECK CREDIT CARDS FOR PURCHASE PROTECTION

STEP 6: CLAIM HIGH-VALUE ITEMS WITH HOMEOWNERS INSURANCE

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>

GET READY FOR THE 44TH ANNUAL FORD HOLIDAY RIVER PARADE AND LIGHTING CEREMONY



Santa and Mrs. Claus are back in 2025 with more glitter, glee, and toys to carry on this wonderful tradition of bringing joy to the holidays!

The 44th Annual Ford Holiday River Parade is a cherished San Antonio tradition that brings joy and festivity to the [San Antonio River Walk](#). This year's theme is Merry Movie Magic, so be ready to see floats dedicated to the holiday season's most iconic films.

Join us for our annual spectacle featuring 27 beautifully illuminated floats, 5 entertainment floats, and over 100,000 holiday lights (2,250 strands) that brighten the River Walk from sundown to sunrise until the weekend after New Year's Day.

Held the day after Thanksgiving, the parade and river lighting ceremony begins on Friday, November 28, 2025 at 6pm at the Tobin Center, with a live broadcast at 7:05pm from the [Arneson River Theatre](#). Don't miss this magical event that's sure to be a highlight of your holiday season!

Fun Fact: You can enjoy an evening of great food with your Ford Holiday River Parade experience. Explore [ticket and dinner package options](#) from your favorite River Walk Restaurants today!

(Hold down Ctrl button and click on links to open.)



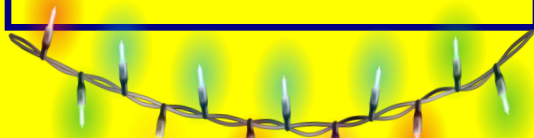
GET YOUR PARADE TICKETS NOW

<https://thesanantonioriverwalk.saffire.com/p/extra/holiday-river-parade>

LOOKING TO VOLUNTEER?



https://visitsanantonio.galaxydigital.com/agency/detail/?agency_id=168953



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.

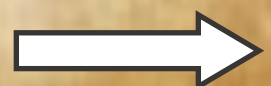
Does the proxy form give away my vote?

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 22, 2026 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

Thank you everyone for coming to our 2025 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! As always, Trunk-or-Treat was a huge success, 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 & Dusty Hathorne
- Ken Pfeiffer

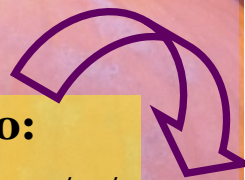
THANK YOU TO OUR VENDORS:

- Painting Outside the Box (face painting)
- All Things Balloon
- Kona Ice



To view event photos, go to:

<https://nwchoa.org/wp-content/uploads/2025/11/Trunk-or-Treat-collage-2025.pdf>





**IMPORTANT MESSAGE
FROM DISTRICT 6**

YOU MATTER

Text. Call. Chat.

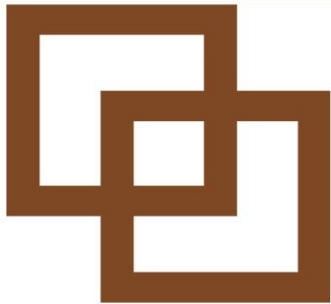
988 SUICIDE & CRISIS
LIFELINE

There is hope.



988 SUICIDE & CRISIS
LIFELINE

If you or someone you know is in crisis and needs help, tell someone who can help right away by calling 988. The hotline is a 24-hour free service offering confidential support for people in distress, as well as prevention and crisis resources.



**COME LEARN TO
SQUARE DANCE!**

**TUESDAY/WEDNESDAY
7:30pm - 9:30pm**



**DOVER RIDGE
CLUBHOUSE**

**CALL JOHN
210-521-4044**





2026 C.O.P CLASS SCHEDULE PRUE ROAD SERVICE AREA



JANUARY 15	THURSDAY
MARCH 19	THURSDAY
MAY 21	THURSDAY
JULY 16	THURSDAY
SEPTEMBER 17	THURSDAY
NOVEMBER 19	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



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

AVAILABLE EVERY MONTH!

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.

FOOD DONATIONS

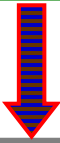


Fighting Hunger...Feeding Hope

TWELVE MOST WANTED FOODS



San Antonio Food Bank
5200 Enrique M. Barrera Pkwy, San Antonio, TX 78227
210-337-3663 | fooddrives@safoodbank.org



WE NEED FOOD!

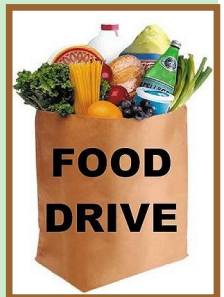


WE NEED YOU!

GET INVOLVED THIS HOLIDAY SEASON!

The San Antonio FOOD DRIVE is back and we need your help with the items listed! Starting November 15th and ending January 31st, bring all donations to the Weybridge Clubhouse.

Thank you in advance for your support.



NWC Real Estate Market

Northwest Crossing

Save By Filing For the Homestead Exemption

Filing for your homestead exemption could save you about \$3,000 a year!

For example, a home worth around \$310,000, property taxes are about \$7,135 per year without exemptions, based on Bexar County's average 2.30% rate. After filing your homestead exemption, your tax bill could drop to about \$4,121, and that is a major yearly savings that really adds up.

If you file late, you can usually get a refund for up to two years for regular, age-65, or disabled exemptions. Disabled veterans may qualify for up to five years of refunds. (Source: BCAD.org)

If you need help finding the right forms, how to file or planning a move -
Contact me directly



Randy Elgin, REALTOR
Keller Williams Legacy
randy@saarealtywatch.com

SA Realty Watch Group
210-232-2310
SARealtyWatch.com
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	569	93	\$267,417
1-STORY	358	88	\$248,139
2-STORY	211	100	\$300,126
2025 YTD	# SOLD	AVG. DOM	AVG. \$ PRICE
NW CROSSING	73	86	\$244,613
1-STORY	50	81	\$222,032
2-STORY	23	97	\$293,703



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