



Feb/Mar 2026  
Volume 44, Issue 1

# NORTHWEST CROSSING

## NOTES FROM THE PRESIDENT'S DESK

Happy New Year Everyone! We hope that everyone begins the New Year in good health and high spirits. Northwest Crossing starts the New Year with strong financials.

Thanks to the 50+ Homeowners that attended the January 22nd Annual Meeting. We were pleased to have our Bexar County Commissioner, Justin Rodriguez, stop by and say hello. A representative from District 6, Security Reconnaissance Team, and SAPD were also in attendance. The three directors whose terms of office had expired wanted to continue their service to our community and were re-elected. Your HOA elected officials are listed to the left.

We have been blessed with a great support team who continue with us in 2026. They are listed on the left and the following page.

THANK YOU! to all those who have already paid for their 2026 Annual Assessment. Due to the diligent efforts of Dusty and his team our facilities continue to hold up so we have been able to deal with repairs without having to draw down our reserve funds. We continue to monitor Certificate of Deposit rates to earn interest on funds not immediately needed for daily operations.

As your account is updated, please advise Patriot of any changes so our CellBadge access system will be up to date for swim season.

The District 6 field office on Tezel Road now hosts both CPS and SAWS representatives if you have questions for them. Check with the D6 team for dates and times.

From time to time, folks ask about why the HOA cannot pay for USPS cluster box replacement. The short answer: It is against State Law, specifically Texas Property Code Chapter 209 Title II Restrictive Covenants. It prevents HOAs from spending your Annual Assessment dollars on anything not owned by the HOA. Real property, such as, pools, picnic areas, playing fields, etc. are HOA owned, but mailboxes, individual or cluster, do not fit that definition.

To our great neighbors please continue to be kind and helpful to each other and have a great year.



### 2026 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..... 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](http://www.nwchoa.org)

**EMAIL**..... [nwc@nwchoa.org](mailto: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](http://www.patriothoa.com)

**EMAIL**..... [info@patriotcm.com](mailto:info@patriotcm.com)

**SWIM TEAM**  [nwcrdolphins@gmail.com](mailto:nwcrdolphins@gmail.com)

**WEBSITE**..... [www.nwcrdolphins.com](http://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 28, 2027 - 7pm

Weybridge Clubhouse

## NWC HOA ACTIVITIES AT-A-GLANCE



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



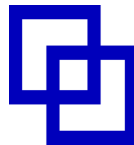
C.O.P (Citizens On Patrol) Class. Next class on Mar 20th, 6pm-9pm (2026 schedule on pg.7). For any questions, contact Officer Theresa LaFroschia at (210) 207-7169.



Northwest Crossing Easter Egg Hunt. March 28th 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 10th, 11th, and 12th at your own address. Must obtain a city permit. To add your address to the master advertising list, call the On-site Office (210-647-0689).



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](mailto:john_r_carlton@hotmail.com).




Zumba Fitness. Join this fun and energetic workout with Instructor Wendy and burn over 400 calories/hr. Email: [Wendyplayhouse75@gmail.com](mailto:Wendyplayhouse75@gmail.com)




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



### REMINDERS:

February 14th is Valentines Day. 

March 17th is St. Patrick's Day. 



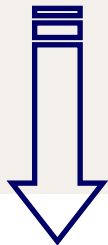
*All holiday decorations must be taken down 45 days after the holiday.*



## 2026 Annual Homeowner's Meeting Overview

### Projects for 2026

- Xeriscape islands
- Clean up and clear (on-going) at Helotes Creek Property
- Replace shingles on Sportsplex shed
- Re-level DR Pool pump house (awaiting contractor)
- Resurface pool decks at both pools to match entryways
- Replace broken concrete at DR baby pool
- Replace pumps at WB pool



**DR - Dover Ridge**  
**WB - Weybridge**

### Completed 2025

- Painted DR pool house and storage shed
- Painted WB pool house
- Painted interior/exterior of DR clubhouse
- Painted exterior trim of WB clubhouse
- Cleaned up and cleared (on-going) at Helotes Creek Property
- Installed concrete overlay DR pool and clubhouse porch
- Epoxy coated WB pool entrance with anti-slip coating
- Replaced water faucets at both pools
- Repaired leaks and lighting at DR pool
- Repaired several irrigation leaks due to Google construction
- Artificial turf to DR pool area by baby pool was too costly to do

# 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 2025:**

Autumnwood – 7515 Garden Grove

The Hills – 9206 Linbrooke

Woodbridge – 7303 Lazy Trails

Summer Point – 9303 Lamerton

The Meadows – 7626 Branston

Briarwood – 9943 Trendwood

Mill Run – 7207 Valley Trails

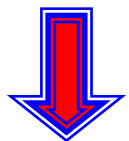
Grand Junction – 7293 Pine Branch

**Special note: Homes cannot win 2 years in a row. There were so many great decorations that had to be considered this year, that it was tough for the judges! Thank you everyone who decorated for this Holiday Season.**

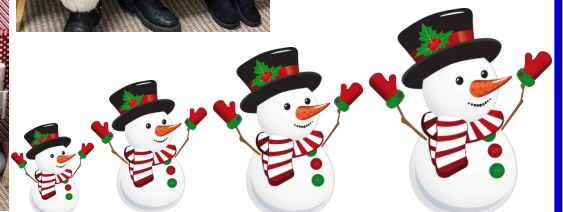
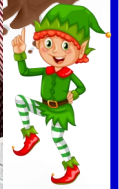


**A BIG THANK YOU TO  
EVERYONE WHO  
ATTENDED OUR  
COOKIES AND COCOA  
WITH SANTA.  
IT WAS A HUGE  
SUCCESS!**

**Photos on next page . .**



# COOKIES AND COCOA WITH SANTA





# 2026 EASTER EGG HUNT

**March 28th starting at 10am\***  
**at the Weybridge Clubhouse**  
**Ages 0 - 11**

**Make sure to bring your basket!**

## \*Special Note\*

You don't want to be even one minute late because last year the 2,000 eggs we hid were literally gone by 10:05am.



***WE NEED  
EASTER CANDY***

**PLEASE DONATE  
CANDY AT THE  
WEYBRIDGE  
CLUBHOUSE**



## 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**



### **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](mailto:nwc@nwchoa.org)



210-568-1558 / [www.patriothoa.com](http://www.patriothoa.com) / [info@patriotcm.com](mailto: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.**

# GET MOVING IN 2026!

**DANCE. SWEAT. SMILE.**



**ZUMBA CLASS**

★ **NEW SESSION STARTS FEBRUARY 3RD!** ★

📍 **Northwest Crossing HOA**  
10280 Dover Ridge

📅 **Tuesdays & Thursdays**  
🕒 **7:30 PM**

💵 **\$35 Monthly Session**  
💵 **\$8 Drop-in Class**

✉ **wendyplayhouse75@gmail.com**  
📷 **IG: @matisse.lunar**

**ZIN Wendy**

## BENEFITS OF WALKING

**Here are some great websites for information on the benefits of walking.**

- <https://www.mayoclinic.org/healthy-lifestyle/fitness/in-depth/walking/art-20046261>
- <https://www.betterhealth.vic.gov.au/health/healthyliving/walking-for-good-health>
- <https://www.dartmouth-health.org/articles/5-surprising-benefits-walking>
- <https://www.heart.org/en/healthy-living/fitness/walking/why-is-walking-the-most-popular-form-of-exercise>



## FIND YOUR FIT!



Walking with someone boosts motivation, makes exercise more fun, and enhances accountability, leading to more frequent and longer walks. This also deepens social bonds, reduces stress, improves mood by releasing feel-good chemicals, provides safety, and offers a chance for meaningful connection and conversation. A walking buddy transforms a simple walk into a powerful wellness activity for both body and mind.



# COME LEARN TO SQUARE DANCE!

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



**DOVER RIDGE  
CLUBHOUSE**

**CALL JOHN**  
**210-521-4044**



## NWC Real Estate Market

### *Northwest Crossing*

#### Save MONEY, File Your Homestead Exemption

I helped a homeowner request ALL their exemptions and save about \$6100!

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 at  
210-232-2310



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

**SA Realty Watch Group**  
210-232-2310  
SARealtyWatch.com  
**kw LEGACY**  
KELLERWILLIAMS, REALTY



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

**2025 END OF YEAR REAL ESTATE REVIEW**

2025 AREA DATA	# SOLD	AVG. DOM	AVG. \$ PRICE
AREA MARKET	691	75	\$265,127
1-STORY	428	74	\$245,063
2-STORY	263	78	\$296,902
2025 NWC DATA	# SOLD	AVG. DOM	AVG. \$ PRICE
NW CROSSING	91	72	\$250,431
1-STORY	56	70	\$224,752
2-STORY	35	75	\$291,518



## 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 @NWCSATX. 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**