



NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

Happy Spring everyone!

Thank you to all those who have taken care of their 2026 Annual Assessment. Your Board continues to keep a close watch on our finances to keep the HOA operations running. Our On-site Manager (Dusty) is ever vigilant to keep our facilities in top shape and operating efficiently.

A recent news article cited a survey done by the "Nextdoor" folks that identified and rated the "Friendliest" neighborhoods in San Antonio, and Northwest Crossing made the list at number three! Keep up the great work of being good neighbors.

With the end of cold weather and the advent of the Spring growing season, please begin your yard and garden maintenance activities to keep our neighborhood looking great. If you are planning any outside home improvements, be sure to submit an Architectural Control Committee (ACC) form BEFORE you begin work. The form is available online, or at the On-site Office. The ladies in the office can give you guidance if you are new to the process.

Our pools will begin operations in mid-May, so be sure your CellBadge information is up to date to ensure pool access on day one. We are hiring Pool Attendants, so if you are interested in a summer job, please contact bh@northsidepoolmanagement.com. Please review the pool rules as the attendants' job is to keep the pools a safe and happy place. Our Dolphins swim team headed by our wonderful Acacia Price will be looking forward to another successful season so check it out if you have youngsters interested.

The San Antonio Fire Department asked we let you know that they have several homeowner assistance programs to help keep us safe. See their contact information in the Helpful Number column on page two.

Stay safe and have a great Spring.



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

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 DEPARTMENT

FIRE/EMS..... (210) 207-7744

SPECIAL PROGRAMS,

DANNY FENCL(210) 207-8422

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



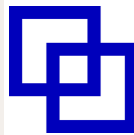
Monthly NWC HOA Board Meeting. Every third Wednesday at 6:30pm, Weybridge Clubhouse.



C.O.P (Citizens On Patrol) Class. Next class on May 21st, 6pm-9pm (2026 schedule on pg.15). For any questions, contact Officer Theresa LaFroschia at (210) 207-7169.



Community Garage Sale. April 10th, 11th, and 12th at your own address. Must obtain a city permit. Add your sale to the master advertising list by calling the On-site Office (210-647-0689).



Square Dancing Lessons. 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. Email: Wendyplayhouse75@gmail.com



Swim Team 2026! Season starts **May 4th!** Registration will be all online from March 23rd to April 24th (details on pg. 4).



NWC HOA Pools. Opening date is scheduled for May 9th (see pool schedule on pg. 12).



Water Aerobics coming in June (see details on pg. 10).

NWC ACTIVITIES

1. Zumba Classes

2. Square Dance Lessons

3. Water Aerobics

4. Swim Team

**Details inside the newsletter.
Come join the fun!**



YARD MAINTENANCE GUIDELINES

Please remember to follow the NWC yard maintenance guidelines so we can continue keeping our community looking beautiful.

1. Keep your grass mowed - cannot be any taller than 6 inches
2. Weeds must be sprayed to keep from spreading
3. Trim and/or weed eat where needed

And always remember to double check with SAWS on watering stages and restrictions.

NOTE: For the criteria for “Good” and/or “Presentable” Frontage, Lot Maintenance and Architectural Approval for Northwest Crossing Association of San Antonio, go to <https://nwchoa.org/wp-content/uploads/2026/03/Yard-Maintenance-NWC.pdf>



KNOW THE NEW WATERING HOURS

STAGE 3

CHECK THE TIME
5-10 AM
9 PM-MIDNIGHT

KNOW YOUR DAY

M	T	W	T	F
0	2	4	6	8
1	3	5	7	9

LAST DIGIT OF ADDRESS

WATER ONCE A WEEK

The Drought Continues Stage 3 Watering Rules Still in Effect

As a reminder, under Stage 3 landscape watering with an irrigation system, sprinkler, or soaker hose is allowed only once a week from 5am-10am and 9pm-12am on your designated watering day, based on the last number of your street address. You can still hand-water with a hose-end nozzle any time.

SAWS water enforcers are patrolling neighborhoods, including gated communities, and issuing fines - not warnings. So make sure your irrigation system is set to water only on your day between the time guidelines.

Remember to visit GardenStyleSA.com for weekly watering advice and landscaping tips to keep your yard thriving even in drought.

JOIN THE DOLPHINS!

2026 SUMMER SWIM TEAM



ALL AGES 18 & UNDER
INCLUDING GRADUATING SENIORS



SWIMMERS MUST BE ABLE TO
SWIM THE LENGTH OF THE POOL
WITHOUT ASSISTANCE.

\$150 PER
SWIMMER

INCLUDES:

✓ TEAM SHIRT ✓ SWIM CAP

REGISTRATION
OPENS

MARCH 23
-
APRIL 24

FIRST PRACTICE
MAY 4

SEASON ENDS
JUNE 28

SCAN TO
REGISTER!



nwcrdolphins.swimtopia.com

WHAT A FUN TIME WE HAD AT OUR 2026 EASTER EGG HUNT!

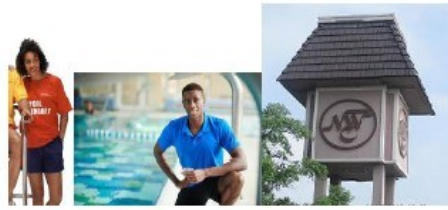


**HAPPY
EASTER
NWC**



**THANK YOU TO EVERYONE
WHO CAME TO OUR
EASTER EGG HUNT. WE HOPE EVERYONE HAD AS MUCH FUN AS
WE DID! A SPECIAL THANKS TO THOSE FOLKS WHO DONATED
CANDY FOR THE HUNT MAKING IT A HUGE SUCCESS!**





Northwest Crossing

Home Owners Association
Since 1985

Are You Looking For A Summer Job?

Northside Pool Management will be hiring **Pool Attendants** for multiple neighborhood pools this summer. College, high school students, and Seniors rejoining the workforce whom have completed First Aid & CPR training may be eligible to apply for these positions.

We are seeking reliable and trustworthy pool attendants to look after guests and manage the swimming pool area. In this role, you will be required to welcome and attend to guests, enforce safety rules, and manage pool equipment and facilities, among other duties.

Pool Attendant Responsibilities:

- Ensuring that the swimming pool, furniture, and facilities are clean and safe
- Welcoming guests and ensuring their safety and comfort
- Maintaining guest registration protocol
- Enforcing safety protocols
- Monitoring the activity of guests and ensuring their safety
- Reporting any damages or incidences to the supervisor
- Managing the swimming pool cleaning schedule and performing daily inspections

Pool Attendant Requirements:

- First Aid and CPR certification
- Must be 15yrs of age
- Excellent verbal communication and customer service skills
- Ability to move and lift pool furniture and equipment
- Good time management and organizational skills
- Consistent professional appearance and pleasant demeanor
- Transportation to work sites
- Willingness to work on weekends & holidays

Compensation:

- \$11 - \$19 per hour

For Job Inquiries:

www.northsidepoolmanagement.com

bh@northsidepoolmanagement.com





REMINDER: To use the Northwest Crossing Pools, you need to be in the CellBadge system!

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!



JOB DESCRIPTION
WATER AEROBICS INSTRUCTOR P/T
Northwest Crossing HOA



Northwest Crossing

Home Owners Association
Since 1985

GENERAL PURPOSE

Water Aerobics Instructor – Contract Position

Provides water aerobics instruction, monitors, educates patrons on fitness and safety, and maintains a safe and enjoyable atmosphere for class participants.

EXAMPLE OF DUTIES

- As a contractor, you must establish and collect fees from the patrons, coordinate with the Association Manager for class times, and know entry/exit procedures for pool security.
- Teach scheduled classes, beginning and ending on time, provide adequate warm-up, exercises, stretching, and cool down.
- Instruct patrons on effective workout methods; explain proper techniques, demonstrate exercises, identify different muscle groups, and teach appropriate methods to strengthen specific muscles.
- Prepare appropriate equipment, music, and handouts for each class.
- Assists patrons, answers questions, and maintains a positive exercise experience for members and class participants.
- Ensure that safety standards are met, and that department and facility policies are followed.
- Performs related duties as required.



MINIMUM QUALIFICATIONS

Education and Experience

- Must be at least 18 years of age

Special Requirements

- Must possess current Red Cross CPR certification
- Must possess current Red Cross Standard First Aid certification

Necessary Knowledge, Skills, and Abilities

- Working knowledge of human anatomy, kinesiology and training principles
- Knowledge of water aerobics teaching strategies, and the incorporation of music
- Choreography and music skills
- Ability to be professional and motivate class participants
- Ability to cooperate and work well with other staff members

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an instructor to successfully perform the essential functions of this job.

- While performing the duties of this job, the instructor is frequently required to walk, stand, sit and talk or hear. The employee is occasionally required to use hands to finger, handle, feel or operate objects, tools, or controls, and reach with hands and arms. The employee is occasionally required to climb or balance, stoop, kneel, crouch, or crawl.
- The instructor must frequently lift and/or move up to 25 pounds and occasionally must aid in the rescue of distressed swimmers.
- The instructor must have a high degree of energy, be physically fit, and have the endurance to complete the workout. Must also be able to project voice over the noise of the pool so that the class participants are able to hear the instructions.



Northwest Crossing may reimburse up to \$200 registration fees associated with the required Certifications for current residents. You must work the entire summer season for Reimbursement.

For more information

Email: bh@northsidepoolmanagement.com

****Or stop by the NWC On-site Office to fill out an application.***

10280 Dover Ridge, San Antonio TX, 78250



Northwest Crossing
Home Owners Association
Since 1985

Water Aerobics

Cardio...Strength...Flexibility



Dover Ridge Pool

Summer 2026

7208 Valley Trails 78250

June 1– August 26

Monday & Wednesday 6:45 pm

Accepting cash, check, Zelle, Apple pay

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

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



26 classes

Registration 1st day of 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.

Need more info?

Call/Text (210)364-3377 email: gfit57@outlook.com

GET MOVING NWC!

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

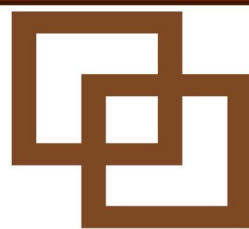
✉️ wendyplayhouse75@gmail.com
📷 IG: @matisse.lunar

ZIN Wendy

Regular exercise is crucial for maintaining a healthy weight, strengthening the heart, and preventing chronic diseases such as type 2 diabetes, stroke, and certain cancers.

It improves mental health by reducing anxiety and depression, boosts energy levels, and strengthens muscles and bones.

Aim for at least 150 minutes of moderate activity weekly for optimal health.



COME LEARN TO SQUARE DANCE!

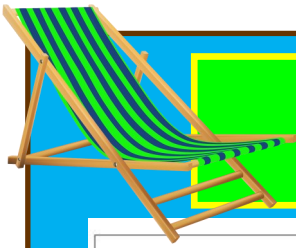
**TUESDAY / WEDNESDAY
7:30pm - 9:30pm**



**DOVER RIDGE
CLUBHOUSE**

**CALL JOHN
210-521-4044**





POOL SCHEDULE

Northwest Crossing May 2026 Pool Schedule

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

Northwest Crossing June 2026 Pool Schedule

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

Northwest Crossing July 2026 Pool Schedule

Sun	Mon	Tues	Wed	Thur	Fri	Sat
			1 WBP 1-9	2 DRP 1-9	3 BOTH 1-9	4 BOTH 1-9
5 BOTH 1-9	6 WBP 1-9	7 DRP 1-9	8 WBP 1-9	9 DRP 1-9	10 BOTH 1-9	11 BOTH 1-9
12 BOTH 1-9	13 WBP 1-9	14 DRP 1-9	15 WBP 1-9	16 DRP 1-9	17 BOTH 1-9	18 BOTH 1-9
19 BOTH 1-9	20 WBP 1-9	21 DRP 1-9	22 WBP 1-9	23 DRP 1-9	24 BOTH 1-9	25 BOTH 1-9
26 BOTH 1-9	27 WBP 1-9	28 DRP 1-9	29 WBP 1-9	30 DRP 1-9	31 BOTH 1-9	

Northwest Crossing August 2026 Pool Schedule

Sun	Mon	Tues	Wed	Thur	Fri	Sat
						1 BOTH 1-9
2 BOTH 1-9	3 WBP 1-9	4 DRP 1-9	5 WBP 1-9	6 DRP 1-9	7 BOTH 1-9	8 BOTH 1-9
9 BOTH 1-7	10 CLOSED	11 CLOSED	12 CLOSED	13 CLOSED	14 CLOSED	15 BOTH 1-9
16 BOTH 1-7	17 CLOSED	18 CLOSED	19 CLOSED	20 CLOSED	21 CLOSED	22 BOTH 1-9
23 BOTH 1-7	24 CLOSED	25 CLOSED	26 CLOSED	27 CLOSED	28 CLOSED	29 DRP 1-9
30 WBP 1-7	31 CLOSED					

Northwest Crossing September 2026 Pool Schedule

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

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!



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

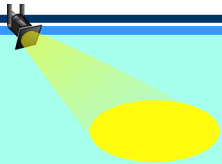
For questions contact:

Officer Theresa LaFroscia (210) 315-0589

Thersa.LaFroscia@sanantonio.gov

Officer Steven Orosco (210) 213-7493

Steven.Orosco@sanantonio.gov



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



Key details for Fiesta 2026:

Official Kickoff: April 16, 2026 (4–10 PM)
at Travis Park.

Main Parades: Texas Cavaliers River Parade, Battle of Flowers Parade, and Fiesta Flambeau Parade.

Key Events: NIOSA (A Night in Old San Antonio), Fiesta Oyster Bake, and La Semana Alegre at Hemisfair.

Purpose: The festival raises funds for over 100 local non-profit organizations.

Broadcast: KSAT 12 is the official broadcast partner for parades.



**CUSTOM
BATHROOM
REMODELING**

210-461-7348

Call for a free estimate!



210-568-1558 / www.patriothoa.com / info@patriotcm.com
PO Box 591610, San Antonio, TX 78259

STILL AVAILABLE!

Private 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 your questions answered.



NWC Real Estate Market

Northwest Crossing

Save MONEY, Protest Your Property Values

A past client recently called me about his property taxes. He filed his homestead exemption when he bought his home in 2023 but never protested the value.

In 2025, BCAD appraised his home at \$325,960. A review of the 2025 neighborhood sales for similar homes revealed that the highest comparable sale was \$289,792.

At a 1.63% effective tax rate, he paid \$5,319 in taxes when it should have been closer to \$4,714 - about \$600 more than necessary in one year.

Many homeowners overpay simply because they never protest their value. Call me directly if you'd like help reviewing or protesting your property value.

210-232-2310



2026 AREA DATA	# SOLD	AVG. DOM	AVG. \$ PRICE
AREA MARKET	105	100	\$258,761
1-STORY	64	104	\$239,295
2-STORY	41	93	\$289,148

2026 NWC DATA	# SOLD	AVG. DOM	AVG. \$ PRICE
NW CROSSING	13	101	\$219,730
1-STORY	7	68	\$199,927
2-STORY	6	140	\$244,500



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.

2026 YEAR-TO-DATE REAL ESTATE REVIEW



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