



NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

The pools are open!

As always to access our facilities you need to be current on your Annual Assessment. We recommend checking your CellBadge account to make sure all information is current. Only current residents and their guests are allowed to use our facilities. Pool Attendants and Security Guards will turn away anyone who is not in the CellBadge system. Your Assessment dollars pay for the upkeep and operation of our facilities, so they are yours to enjoy and not the general public. If you need help with the CellBadge system the ladies in the office are happy to help.

Our Dolphins Swim Team is off to a great start this season. Many thanks to Acacia Price, Lacey Smith and the many others who make this happen.

Vandalism and petty theft are ever present but seems to increase over the summer months. Please be vigilant and report any suspicious activity to our Security and SAPD. If you would like to become more active in crime prevention, please contact Helen McAndrews at helenmcandrews@gmail.com.

Please be alert when driving in the neighborhood as our kids will be playing outside and riding bikes and scooters.

Dusty has identified some of our playground equipment showing wear and needs replacement, so your Board has approved getting bids for this project. We have put money aside over the years in our reserve accounts to handle this.

Make a note of the new summer hours for the On-site Office. They are listed to the left, and will remain throughout the summer until the kids return back to school.

As always, stay safe and continue to be good neighbors.

Have a great summer!



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—3 pm
Wed..... 2:30—7:30 pm
Thurs..... 10 am—3 pm
Fri..... 10 am—3 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.patriochoa.com
EMAIL..... info@patriotcm.com

SWIM TEAM...  nwc@dolphins@gmail.com
WEBSITE..... www.nwc@dolphins.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

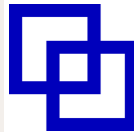
NWC HOA ACTIVITIES AT-A-GLANCE



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



C.O.P (Citizens On Patrol) Class. Next class on July 16th, 6pm-9pm (2026 schedule on pg.14). For any questions, contact Officer Theresa LaFroschia at (210) 207-7169.



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



Dolphins Swim Team 2026! Scan the barcode on pg. 4 for swim meet schedule and other details.



NWC HOA Pools. The pools are open for you to enjoy! (See pool schedule on pg. 11).



Water Aerobics coming in June (see details on pg. 9).



NWC Pool Employment. Looking for an A.M Water Aerobics instructor and Pool Attendants (see pgs. 5, 7, & 8).



NWC SUMMER ON-SITE OFFICE HOURS

TUES, THUR, & FRI 10am - 3pm

WED 2:30pm - 7:30pm

SATURDAY 8am - 12pm

SUN/MON Closed



San Antonio is weighing its first property tax rate increase in 33 years to address a projected \$70 million general fund deficit. The city manager has proposed raising the rate to the state-allowed cap to offset declining property values and rising expenses.

For additional information go to: <https://sanantonioreport.org/san-antonio-propose-higher-tax-rate-first-time-33-years/>

Key Details on the Proposed Increase:

- **The Proposal:** City leaders are considering raising the property tax rate from the current \$0.54159 per \$100 of valuation to roughly \$0.55406.
- **The Cause:** A softening housing market has caused home valuations to drop nearly 10% from their 2022 peak, decreasing the city's base taxable values.
- **State Law:** Under Texas Senate Bill 2, cities are generally capped at collecting up to 3.5% more tax revenue than the previous year without seeking voter approval.
- **Next Steps:** City staff presented the financial situation in May, but final tax rolls will not be certified until the end of July. The City Council will debate the budget and vote on the final tax rate later in the summer.

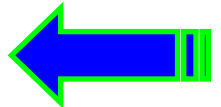
For additional information go to: <https://sanantonioreport.org/san-antonio-increase-property-tax-rate-2025/>

You can track upcoming city council budget meetings and review official financial documents through the [City of San Antonio Finance Department](#).

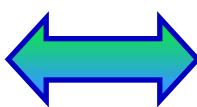
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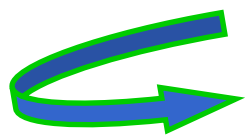
SUPPORT OUR NWC
DOLPHIN SWIM TEAM
BY SCANNING THIS BAR
CODE TO PURCHASE
MERCHANDISE



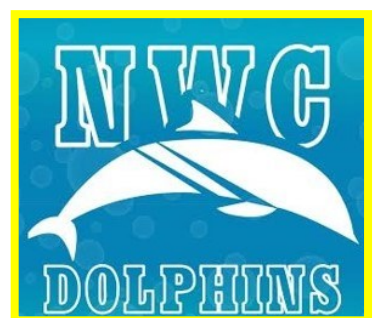
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PRACTICE

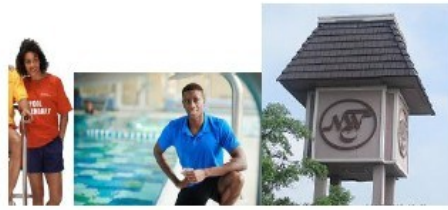


OUR WONDERFUL
TEAM LEADERS
HARD AT WORK!



GO
DOLPHINS!





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 NWC Pools and Tennis Courts, you need to be in CellBadge!

Follow the steps below to get registered in CellBadge so you are ready to enjoy our pools this summer.

CELLBADGE ID SYSTEM

Starting in January 2021, Northwest Crossing implemented a new ID Card system.

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.**
- 4. Once operational, you will be able to access pools, tennis courts, parks, and clubhouses.**

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

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!



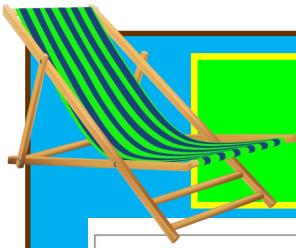
COME LEARN SQUARE DANCING!



**WEDNESDAYS
7:30pm - 9:30pm**

**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

DRP - Dover Ridge Pool

WBP - Weybridge Pool

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

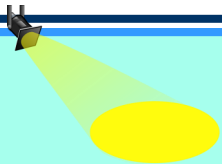
For questions contact:

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



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-3pm.**

**Every 2nd Wednesday
from 2:30pm-7:30pm.**

**Can also be done by
appointment.**

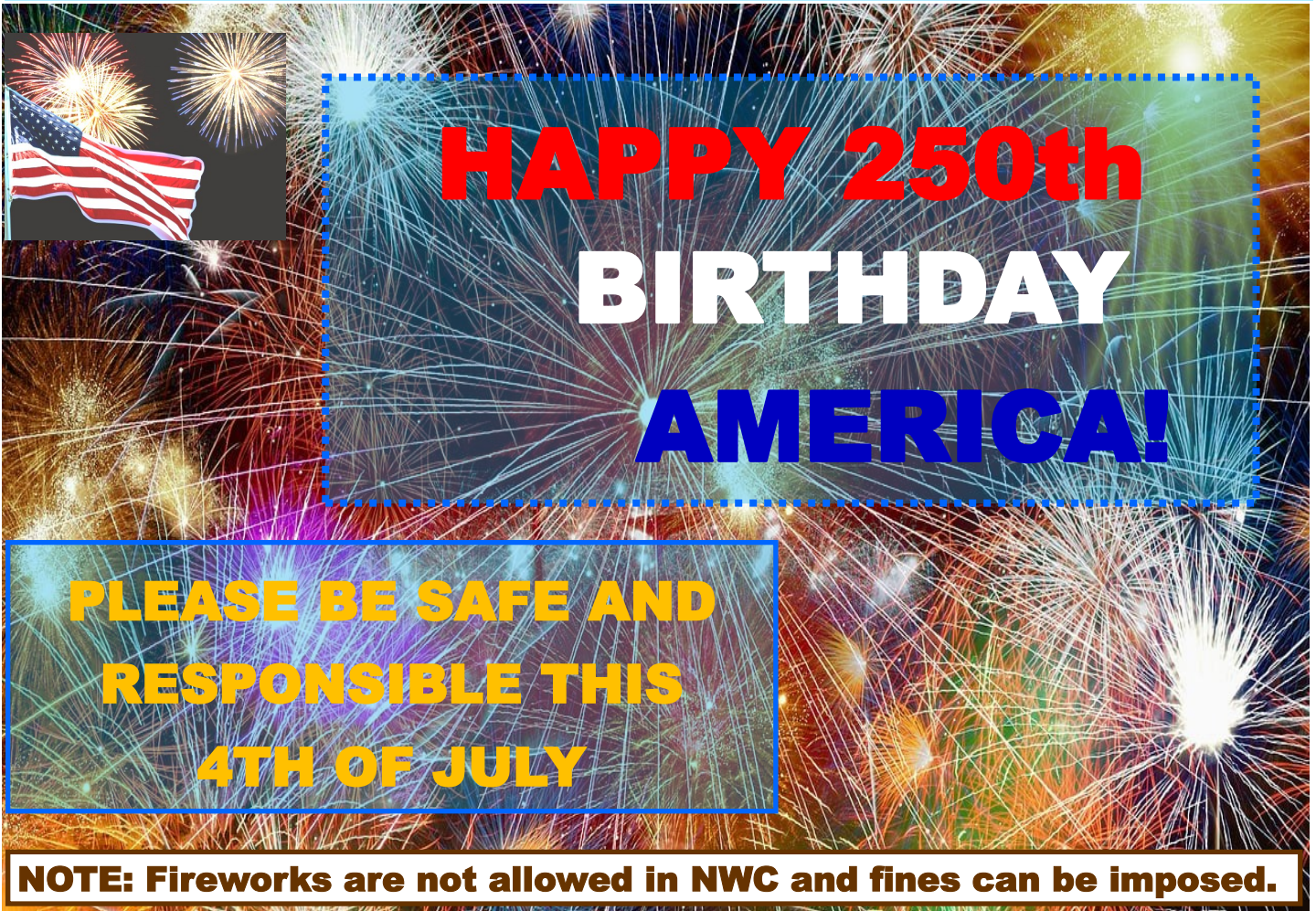
**Get your questions answered
regarding compliance issues.**



There are several ways to celebrate

America's 250th birthday in San Antonio!

1. History enthusiasts can head to the Alamo.
2. Families can enjoy festive programs at the area's largest amusement parks such as SeaWorld and Six Flags.
3. Or you can join the whole city at a picnic in Woodlawn Lake Park, where plenty of live music, games, and food will keep you entertained till the grand finale fireworks in the evening.





STOP MAILBOX THEFT

Thieves are targeting cluster mailboxes in San Antonio, putting your mail, packages, and personal information at risk.



Retrieve Your Mail Daily
Do not leave it overnight



Report Theft or Suspicious Activity
San Antonio Police Department
Non-Emergency Line
210-207-7273



Report Theft to the U.S. Postal Service
877-876-2455 or
MailTheft.USPIS.gov



SAFE MAIL MEANS A SAFE COMMUNITY



For more information,
SA.gov/SAPD
f @SanAntonioPD





Want to apply for the 2026 NWC Scholarship?

Visit our website at: nwchoa.org/scholarship/ for information on the scholarship and for the application.

****Deadline for application is no later than 6:00pm on June 15, 2026.****



NWC Real Estate Market

Northwest Crossing

Don't Allow COSA to Raise Property Tax Rates

San Antonio home prices are not crashing.

Between 1995 and 2019, San Antonio home prices rose at a healthy pace of about 4% annually.

During Covid, prices surged at an unsustainable average rate of roughly 12% per year due to historically low interest rates and limited inventory.

From 2023 to 2025, the market has experienced only modest average adjustments of approximately -0.72% annually, reflecting stabilization after the pandemic boom, not a housing collapse.

Despite this, San Antonio leaders are considering the first property tax rate increase in 33 years. Homeowners deserve to have their voices heard before any tax increase is approved.

Call your district City Council representative and urge them to vote no.



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



2026 AREA DATA	# SOLD	AVG. DOM	AVG. \$ PRICE
AREA MARKET	240	108	\$266,453
1-STORY	142	105	\$243,879
2-STORY	98	113	\$299,163

2026 NWC DATA	# SOLD	AVG. DOM	AVG. \$ PRICE
NW CROSSING	28	112	\$242,846
1-STORY	18	109	\$231,510
2-STORY	10	117	\$263,250



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