



Oct/Nov 2026
Volume 44, Issue 5

NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

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

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

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

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

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

As always, you will receive your 2027 HOA statement in December, which is due January 1st. The annual meeting is planned for January 28th at the Weybridge Clubhouse at 7pm. If you wish to set up a pre-payment plan contact Karen or Mary at the On-site Office.

Finally, please see our annual "Trunk or Treat" announcement in this newsletter scheduled for October 24th from 6pm-8pm. It's the biggest event of the year!

Have a fun and happy Halloween and Thanksgiving. Stay safe and be well.



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
 JUSTIN RODRIGUEZ(210) 335-2612
Precinct2Commissioner@Bexar.org

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

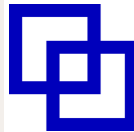
NWC HOA ACTIVITIES AT-A-GLANCE



Monthly NWC HOA Board Meeting.
 Every third Wednesday at 6:30pm,
 Weybridge Clubhouse. Come voice your
 opinion. There will NOT be a meeting in
 November or December. Please make a note.



C.O.P (Citizens On Patrol) Class. Next
 class on Nov 19th, 6pm-9pm (see schedule
 on pg. 11). 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



NWC Fall Community Garage Sale.
 October 2nd - 4th. Must obtain your own
 permit. Contact the NWC On-site Office to
 add your garage sale to the master advertising
 list at (210) 647-0689.



Trunk-or-Treat. Come join us for a night of
 fun, food, games, prizes, and much, much,
 more! October 24th from 6pm-8pm at the
 Weybridge Clubhouse



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





Food Safety During Power Outages

Refrigerated Food and Power Outages: When to Save It and When to Throw It Out

These hot summer days where air conditioners run consistently, and cooler days and nights where heaters regularly run, can put excessive pressure on our energy grid and cause it to fail.

When this happens, you have to be very cautious of what food you keep and what needs to be thrown away to prevent getting sick. Below is a sample of what you should know.

As the USDA notes in Keeping Food Safe During an Emergency, your refrigerator will keep food safe for up to 4 hours during a power outage. **Keep the door closed as much as possible.** Discard refrigerated perishable food such as meat, poultry, fish, eggs, and leftovers after 4 hours without power.

After a power outage **never** taste food to determine its safety. You should evaluate each item separately. The table below is an example; go to the website listed for the full report.

When in Doubt, Throw it Out!

Type of Food	Exposed to temperatures of 40°F (4°C) or above for more than 2 hours
Meat, poultry, seafood	
Raw or leftover cooked meat, poultry, fish, or seafood; soy meat substitutes	Discard
Thawing meat or poultry	Discard
Salads: Meat, tuna, shrimp, chicken, or egg salad	Discard
Gravy, stuffing, broth	Discard
Lunchmeats, hot dogs, bacon, sausage, dried beef	Discard
Pizza with any topping	Discard
Canned hams labeled "Keep Refrigerated"	Discard
Canned meats and fish, opened	Discard
Casseroles, soups, stews	Discard

<https://www.foodsafety.gov/.../food-safety-during-power...>



SAVE THE DATE

October 24th



TRUNK OR TREAT



**Weybridge
Clubhouse**

6pm-8pm



HAPPY HALLOWEEN!



TRUNK DECORATING RULES

- For safety reasons, trunk set up time is between 5pm-6pm, no later.
- Decorations must be family-friendly
- Contest winner will be announced at 8pm. Cars are not allowed to move or leave the parking lot until the contest is over for the safety of trick-or-treaters.

**BRING LOTS OF
CANDY!**

TRUNK DECORATING PRIZES

FIRST PLACE \$50
SECOND PLACE \$40
THIRD PLACE \$30

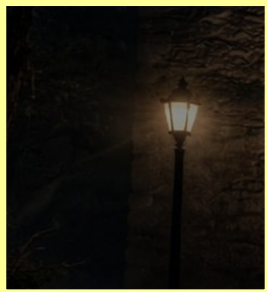
Contest winner will be announced at 8pm. Cars are not allowed to move or leave the parking lot until the contest is over for the safety of trick-or-treaters.



AVOID THE LINE . . .



Come to the On-site Office before October 24th to sign your NWC Waiver and pickup your ticket bundle early to enjoy the Trunk-or-Treat festivities without the hassle of waiting in line!



IS SAN ANTONIO ONE OF THE MOST HAUNTED CITIES IN AMERICA?

Centuries of conflict, colonial history, and eyewitness accounts behind San Antonio's haunted reputation.

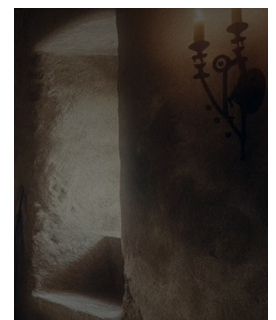


Many historians and paranormal researchers believe it may be. With over three centuries of Spanish colonial history, violent conflict during the Texas Revolution, preserved historic buildings that still stand from the 1700s, famous haunted hotels, and hundreds of eyewitness reports from residents and visitors, San Antonio has earned a reputation as one of the most spiritually active cities in the country. Today visitors explore this haunted history through the city's historic landmarks and San Antonio ghost tours (<https://ghostcitytours.com/san-antonio/>). Many of these ghost stories are still shared today by the tour guides who lead nightly ghost tours through the historic district, drawing on years of research into the events that gave this city its haunted identity.

Go to the link below to continue this report:

<https://ghostcitytours.com/san-antonio/why-san-antonio-haunted/>

5 Oct/Nov 2026





Northwest Crossing Homeowner Association Cluster Mailboxes

1. Just like the individual curbside mailboxes installed on private property forty or so years ago, none of the cluster boxes belong to Northwest Crossing Homeowner Association. Not a single mailbox, individual or cluster, sits on HOA property.
2. According to Texas law, (Property Code), HOAs are prohibited from spending HOA funds on anything they do not own.
3. USPS Policy clearly states that their CUSTOMERS must provide “receptacles” to receive their mail. As the HOA is not the customer, repair or replacement of any such receptacle, individual or cluster, falls on the customer to negotiate with the USPS.
4. Other HOAs, particularly those created after 2012, have been forced by the USPS to take responsibility for the cluster boxes. As NWC was created in the mid-1980s, and has a mix of individual and cluster boxes, we have no such agreement with the USPS.

Your HOA has registered complaints with our congressman, as well as the local postal authorities. Congressman Castro has filed a bill to make the USPS responsible for the cluster boxes and it has gone nowhere.

To register your concerns, or report break-ins, you can contact the Postal Inspector at:

<https://postalinspectors.usps.gov> or call 1-800-876-2455.

Break-ins may also be reported to our SAFFE Officers at 210-207-7169 and our NWC Security at 210-952-9151.

In the meantime, to reduce the possibility of your mail being stolen, we recommend you collect your mail daily.



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

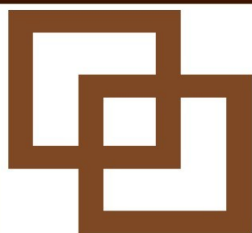
SENIOR EXERCISE PROGRAMS

Here are some great websites for information on the senior exercise programs around San Antonio.

- <https://caringseniorservice.com/san-antonio/news/health-and-wellness-for-seniors/>
- <https://ymcasatx.org/harveyenajim/healthfitness>
- <https://texascaregivers.us/10-activities-for-senior-citizens-in-san-antonio/>
- <https://www.sa.gov/Directory/Departments/DHS/Senior-Services/Senior-Centers>



**FIND YOUR
FIT!**



COME LEARN TO SQUARE DANCE!

MONDAY, TUESDAY, WEDNESDAY
7:30pm - 9:30pm



**DOVER RIDGE
CLUBHOUSE**

Call John
210-521-4044



MONARCH BUTTERFLY FESTIVAL TAKES FLIGHT

The 2026 San Antonio Monarch Butterfly & Pollinator Festival will be held on Saturday, October 3rd from 9 a.m. to 2 p.m. at Brackenridge Park at Pecan Grove located at 3700 N. Saint Mary's Street.



This 11th annual event celebrates monarch butterflies, pollinators, and their ecosystems with activities like monarch tagging, educational booths, and a migration obstacle course. It is a free event and open to all ages.



NWC COMMUNITY GARAGE SALE October 2nd - 4th

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



FALL YARD MAINTENANCE IN SOUTH TEXAS



When to Fertilize Your Lawn in South Texas

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

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

When to Trim Your Trees in South Texas



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

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

Here are some helpful resources regarding general lawn care:

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

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

[The Most Common South Texas Weeds](#)

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

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

HOLIDAY FUN



Santa and Mrs. Claus are back in 2026 with more glitter, glee, and toys to continue this wonderful tradition of bringing joy to the holidays!

The 45th 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 will be Holiday Wishes Come True. The Grand Marshall will be the Witte Museum as it celebrates its 100th birthday.

Join us for our annual spectacle featuring beautifully illuminated floats, entertainment floats, and 200,000 holiday lights that brighten the River Walk from sundown to sunrise through early January.

The parade and river lighting ceremony begin the day after Thanksgiving on Friday, November 27th, at 6 PM at the Tobin Center, with a live broadcast at 7:05 PM 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 as part of your River Parade experience. Explore ticket and dinner package options from your favorite River Walk restaurants today!



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-2pm.**

**Every 2nd Wednesday
from 3:30pm-7:30pm.**

**Can also be done by
appointment.**

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

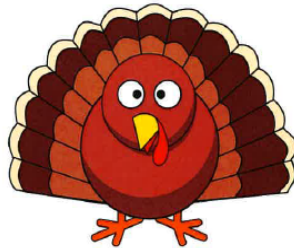


Name: _____

Thanksgiving Word Search

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

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



OFFICE WILL BE CLOSED 11/25 - 11/27 FOR THE HOLIDAY



NWC Real Estate Market

Northwest Crossing

Putting the COVID Price Surge in Perspective: What it means for Sellers

From 2003 through 2019, Northwest Crossing home appreciation averaged about 3.81% annually, surged to 13.54% during 2020-2022, then declined to -2.28% from 2023-2025. Over the full 2003-2025 period, appreciation averaged approximately 4.22% annually.

Sellers who price based on COVID-era gains risk pricing above today's market. Buyers compare homes with today's competition, where every property must win both the beauty contest and the price war. Current condition, competition, financing costs, and buyer demand ultimately determine value.

Analysis of 3,226 closed sales from 2003 through 2025



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



SA Realty Watch Group

210-232-2310
 SARealtyWatch.com

KW LEGACY
 KELLER WILLIAMS REALTY



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

2026 YEAR-TO-DATE REAL ESTATE REVIEW

2026 AREA DATA



SOLD

AVG.
DOMAVG. \$
PRICEAREA
MARKET

518

97

\$270,303

1-STORY

285

89

\$249,487

2-STORY

233

107

\$295,766

2026 NWC DATA



SOLD

AVG.
DOMAVG. \$
PRICENW
CROSSING

61

97

\$244,065

1-STORY

36

86

\$228,989

2-STORY

25

113

\$265,776



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**