

Dec 2026/Jan 2027
Volume 44, Issue 6

NORTHWEST CROSSING

NOTES FROM THE PRESIDENT'S DESK

Happy Holidays Everyone!

We hope everyone is doing well and enjoying the holiday season. Thanks to all who came to the Trunk or Treat event October 24th. Many thanks to Mary and Karen who did a great job in organizing the event including arranging for the Taft High School volunteers, food truck, face painter, and balloon artist. Thanks also to Robin and Dusty Hathorn for managing the bounce house. We also appreciate our Fire Station 41 crew for bringing their engine to the event.

Your Board of Directors approved the 2027 budget that confirmed the Annual Assessment would not increase next year, staying at $250.00. You will be receiving your statement, meeting notes, and proxy form in the mail. If you cannot attend the Annual Meeting on January 28th at the Weybridge Clubhouse, please fill out the proxy and drop it off at the On-site Office before January 28th. Our finances remain strong with over 98% of our members taking care of their assessment payment again this year. THANK YOU!

Our Site Manager, Dusty Hathorn, continues to be on top of all our facilities to keep everything in great shape. Several pool pumps needed replacement as did the playground equipment at Misty Brook Park. He also oversees our grounds maintenance crew that keep our parks and undeveloped areas safe and looking great. Thanks Dusty!

We continue communication with City Council District 6 to keep them aware of our concerns and learn of city projects that may affect us.

With the holidays upon us, porch pirates become more active. Please help your neighbors by being vigilant and alerting our security if you see anything suspicious.
Have a Merry Christmas and Happy New 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
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



Annual NWC Homeowners Meeting. January 28th in the Weybridge Clubhouse from 7pm-8pm with sign in at 6:30pm. Come find out what's planned for 2027!

C.O.P (Citizens On Patrol) Class. Next class is on Jan 17th, 6pm-9pm (2027 schedule on pg. 12). For questions, contact Officer Theresa LaFroscia at (210) 207-7169.



Cookies & Cocoa with Santa. Wednesday, Dec 16th, Weybridge Clubhouse, 6pm-7pm. Stop by for some yummy cookies, hot cocoa, and a picture with Santa!

Square Dancing Lessons. Come learn to square dance and have some fun. Call John at 210-521-4044 or email: john_r_carlton@hotmail.com.

SA Food Bank Needs Your Help. NWC will host a food drive from Nov 17th to Jan 31st. Bring all donations to the Weybridge Clubhouse.

Holiday Schedule

Our office will be closed
Dec 22nd - Jan 4th
and will reopen Jan 5th

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

HAPPY HOLIDAYS!



HOT TOPICS!

2027 NWC Annual Homeowners Assessment due January 1st $250.00

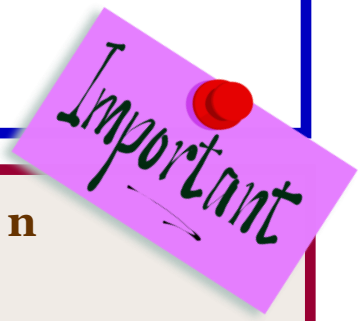
Payments can be made at the On-site Office in person or via the drop box, mailed to Patriot HOA, online, or through your bank's online bill pay service.

Payments received after Jan 31st are considered late, and fees will be applied to the account.

Payment Plans Account (PPA) can be arranged upon request prior to January 31st to avoid late fees. To request a PPA, contact nwc@nwchoa.org.

Special Note:

For those who have rentals or short-term rentals in NWC, please make sure we have your current phone number and email on file. It is vital that we can reach you when there are tenant issues. You can write this information on your payment form or call Patriot HOA at 210-568-1558. Thank you.



Northwest Crossing Association

ANNUAL HOMEOWNERS MEETING

Thursday, January 28, 2027
7:00pm

Weybridge Clubhouse
Sign in at 6:30pm

***BOARD MEMBER ELECTIONS**
***YEAR END REVIEW**

If you are interested in being on the Board of Directors (BOD) complete the form on the next page and bring it to the meeting.

If you cannot attend, please be sure to turn in a proxy form* to the On-site Office by 5pm Jan 27th. See page 5 for additional information.

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

Candidate Profile Form For
Northwest Crossing Association Incorporated

Dear Homeowner,

The annual meeting of the Northwest Crossing Association Inc., will be held on January 28, 2027 at 7:00 pm at the Northwest Crossing Weybridge Clubhouse located at the intersection of Dover Ridge and Weybridge,10280 Dover Ridge. **There are three positions open on the Board of Directors of the Association.** Your interest and involvement in the community are important to our future.

If you are interested in serving on the board, please fill out the information below and drop off to NWC On-site Office.

Name: _____

NWC Address: _____

Your Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Personal Information:

Married: _____ # of Children: _____ Spouse's Name: _____

Employer: _____ # of Years: _____

Type Of Work You Do: _____

Educational Background: _____

Major Interests: _____

Previous HOA Involvement: _____

_____

Do you have any issues with the HOA that you would like known (good or bad): _____

_____

I acknowledge that if elected to serve on the NWC HOA Board of Directors, I will accept those responsibilities described in the Association By-Laws.

Signature: _____ Date: _____

Printed Name: _____

NWC Association holds board member elections annually. Have you ever considered getting involved?

What is the Board of Directors?

The Board of Directors consists of elected, volunteer Northwest Crossing homeowners. They are not paid for their time, nor do they receive discounts on their annual assessments. Positions vary by term length as follows:

- Two, 3-year term positions
- One, 1-year term position

The elected Board collectively determines which members will fill specific officer positions - President, Vice President, Secretary, Treasurer, and three positions for Member at Large. There is no limit to the number of times a resident can be re-elected to the Board.

How does one get elected to the Board?

Elections for Board positions are held at the NWC Annual Homeowners Meeting in January. NWC homeowners in good standing are eligible to be nominated for Board positions. Votes are cast and tallied at the Annual Homeowners Meeting.

Homeowners interested in being nominated to serve on the Board may contact the On-site Office. They may also want to contact neighbors to introduce themselves, encourage attendance at the Annual Homeowners Meeting, and/or provide them with proxy forms. Nominations may also be made at the Annual Homeowners Meeting. Intention to nominate does not have to be expressed ahead of time.

What is a proxy form?

The proxy form is part of the Annual Homeowners Meeting notice and is mailed with the annual statement to each homeowner in December. By completing the form:

1. You acknowledge the scheduled Annual Homeowners Meeting even if you cannot attend.
2. You give the Association permission to count your proxy for the purposes of obtaining a quorum.

Does the proxy form give away my vote?

In addition to helping the Association acquire a quorum, the proxy also gives homeowners the option to transfer their votes for any elections or other decisions that require a vote to:

- another NWC homeowner
- an NWC Board member
- or to the existing Board of Directors as a group.

If the space indicated for vote transfer is left blank, the homeowner's vote will not be transferred; the proxy will be used for the purpose of acquiring a quorum only. Proxy forms may be requested from the On-site Office. For the proxy form to be counted, completed proxy forms must be received by the Association by date specified on the form.



NWC Holiday Display Contest

EVERY YEAR ONE RESIDENCE FROM EACH SUBDIVISION IS CHOSEN AS THE BEST HOLIDAY LIGHT AND DECORATION DISPLAY. THE WINNERS RECEIVE A GIFT CARD AND WILL BE ANNOUNCED IN THE FEBRUARY/ MARCH 2027 NEWSLETTER.

SO PUT ON YOUR BEST THIS YEAR AND SPREAD CHEER TO YOUR NWC NEIGHBORS!

PLEASE REMEMBER ALL HOLIDAY DECORATIONS MUST BE REMOVED WITHIN 45 DAYS FOLLOWING THE HOLIDAY.



DECORATIONS MUST BE UP BY DECEMBER 9th TO BE CONSIDERED!





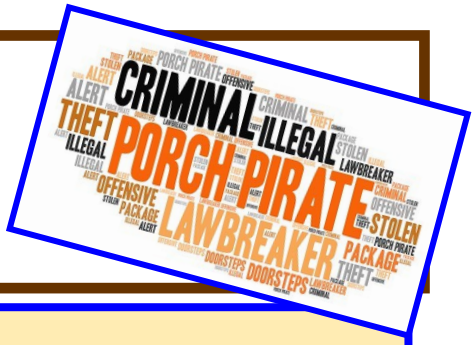


IMPORTANT MESSAGE FROM DISTRICT 6



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

STOP *PORCH PIRATES*



6 Steps to Take if Your Package is Stolen

STEP 1: TRACK THE PACKAGE
STEP 2: CHECK THAT A NEIGHBOR DOES NOT HAVE IT
STEP 3: CONTACT THE SELLER OR RETAILER
STEP 4: FILE A CLAIM WITH THE SHIPPING COMPANY
STEP 5: CHECK CREDIT CARDS FOR PURCHASE PROTECTION
STEP 6: CLAIM HIGH-VALUE ITEMS WITH HOMEOWNERS INSURANCE

Hold down the Ctrl button and click the link to watch a video from the SAPD.

https://www.facebook.com/SanAntonioPD/videos/5951031519885 22/?vh=e

GET READY FOR THE 45TH ANNUAL FORD HOLIDAY RIVER PARADE AND LIGHTING CEREMONY

Santa and Mrs. Claus are back in 2027 with more glitter, glee, and toys to carry on 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 is 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 over 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 27, at 6pm at the Tobin Center, with a live broadcast at 7:05pm from the Arneson River Theatre. Don't miss this magical event that's sure to be a highlight of your holiday season!

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

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







GET YOUR PARADE TICKETS NOW

https://thesanantonioriverwalk.saffire.com/p/tickets

LOOKING TO VOLUNTEER?

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



HELPING THOSE IN NEED GET A HOT MEAL AND WELCOMING ATMOSHPHERE FOR CHRISTMAS

Several organizations and shelters in San Antonio serve warm Christmas dinner and holiday meals to individuals and families experiencing homelessness.

Here are Some Major Organizations Offering Christmas Meals:



Communities Under the Bridge (210) 480-4533

Christian Church - 724 Chestnut Street, San Antonio, TX 78202

Details: Hosts a large, sit-down annual Christmas dinner featuring traditional holiday foods like ham, candied yams, and homemade macaroni and cheese, alongside gift distributions. **https://www.cub-sa.org**



Haven for Hope (210) 220-2100

1 Haven for Hope Way, San Antonio, TX 78207

Details: Hosts the annual *Ho Ho Hope for the Holidays* celebration, providing festive meals, family activities, and visits from holiday figures for campus residents. **https://www.havenforhope.org**



Corazon Ministries (210) 904-8001

504 Ave E, San Antonio, TX 78215

Details: Volunteers (including groups like Temple Beth-El) partner on Christmas morning to serve a warm, traditional holiday meal with coffee and fixings to homeless residents. **https://corazonsa.org**



Faith Kitchen (210) 919-3195

1 Haven for Hope Way, San Antonio, TX 78207 (Access via the gate at the South Campus / Courtyard at Haven for Hope, near 1300 W. Martin Street)

Details: Operates 365 days a year and traditionally prepares a large holiday feast serving hundreds of hot plates featuring comfort foods like ham, mac-and-cheese, and fresh sides for the community.









TRUNK-OR-TREAT

Thank you everyone for coming to our 2026 Northwest Crossing Trunk-or-Treat Halloween event! We hope everyone had as much fun as we did. We are so glad to be able to do these wonderful community events. Of course none of this would be possible without our volunteers, vendors, and of course our amazing NWC community. We also want to give a huge THANK YOU to everyone who donated candy for our event! As always, Trunk-or-Treat was a huge success, and it was fun seeing so many happy kiddos!



SPOTLIGHT SEARCH

We are looking for inspiring spotlights for future issues of the Northwest Crossing newsletter.

- ◊ Do you or your neighbor have an interesting job?
- ◊ Do you serve in our community or know someone who serves in our community?
- ◊ Do you know a neighbor who has overcome seemingly insurmountable obstacles?
- ◊ Do you know someone in our community you think others would like to know more about?

Send us a story!
nwc@nwchoa.org

THANK YOU TO OUR VOLUNTEERS:

-Taft High School JROTC

-Taft High School National Honors Society

-Robin & Dusty Hathorne

-Ken Pfeiffer

THANK YOU TO OUR VENDORS:

-Painting Outside the Box (face painting)

-All Things Balloon

-SA Texas Food Truck



To view event photos, go to:

https://nwchoa.org/wp-content/uploads/2026/11/Trunk-or-Treat-collage-2026-1.pdf

GET MOVING NWC!



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

FIND YOUR FIT!







COME LEARN TO SQUARE DANCE!

WEDNESDAYS
7:30pm - 9:30pm

DOVER RIDGE CLUBHOUSE

Call John
210-521-4044

2027 C.O.P CLASS SCHEDULE
PRUE ROAD SERVICE AREA

JANUARY 17	THURSDAY
MARCH 18	THURSDAY
MAY 20	THURSDAY
JULY 15	THURSDAY
SEPTEMBER 16	THURSDAY
NOVEMBER 18	THURSDAY

Classes are held at the Prue Substation at 5020 Prue Road from 6:00pm-9:00pm

For questions contact Officer Theresa LaFroscia #1049 at (210) 207-7169



SHOPPING SAFETY TIPS

1. Always park in well-lit areas.
2. Do not leave purchased gifts in plain view; lock them in your trunk.
3. Avoid carrying large amounts of cash.
4. Only bring credit cards you plan to use.
5. Check your bank statements regularly during the season to spot suspicious activity.



PATRIOT HOA Management

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

AVAILABLE EVERY MONTH!

Face-to-face meetings with Patriot HOA Management at the On-site Office.

Scheduled Hours Are:

Every 1st and 3rd Tuesday from 10am-2pm.

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

Can also be done by appointment.

FOOD DONATIONS

San Antonio FOOD BANK
SERVING SOUTHWEST TEXAS
Fighting Hunger...Feeding Hope

TWELVE MOST WANTED FOODS

PEANUT BUTTER	CEREAL	TUNA	POP TOP FOOD ITEMS
BEANS	RICE	MAC & CHEESE	FULL MEALS CAN/BOX
CHILI & SOUPS	CANNED LUNCH MEATS	PET FOOD	BABY FOOD & DIAPERS

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





WE NEED FOOD!



WE NEED YOU!

GET INVOLVED THIS HOLIDAY SEASON!

The San Antonio FOOD DRIVE is back and we need your help with the items listed! Starting November 17th and ending January 31st, bring all donations to the Weybridge Clubhouse.

Thank you in advance for your support.



NWC Real Estate Market

Northwest Crossing

PROPERTY TAXES: THE SCHEDULE

Your property tax bill arrives in the fall, but several dates throughout the year affect what you pay.

January 1: Your home's appraised market value is based on its condition and market conditions on this date.

April–May: Appraisal notices arrive. Review your value, property details and exemptions. This notice is not your tax bill.

May 15: Protest your home's appraised value for free by May 15.

October: Tax bills begin arriving. Check your exemptions. Confirm your lender handles mortgage escrow payment.

January 31: Pay your 2026 taxes by January 31, 2027 to avoid penalties and interest.

Think your appraised value is too high?

Call me to review comparable sales before the protest deadline to help you prepare for the protest meeting.

Randy Elgin Call or text: 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.

2026 YEAR-TO-DATE REAL ESTATE REVIEW

2026 AREA DATA	# SOLD	AVG. DOM	AVG. $ PRICE
AREA MARKET	602	98	$268,870
1-STORY	334	90	$246,278
2-STORY	268	106	$297,024

2026 NWC DATA	# SOLD	AVG. DOM	AVG. $ PRICE
NW CROSSING	74	101	$244,838
1-STORY	43	101	228,105
2-STORY	31	102	$268,050



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.

Nextdoor

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.*

facebook

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