

Twin Ponds at Nashua:

A real community with a real difference

By DONNA W. MARTIN Progress Writer

Photos by JODIE ANDRUSKEVICH

Twin Ponds at Nashua, formerly known as Brook Village North, was purchased for development as a division of First Equity Associates, Inc. and construction began in 1969. Over the next six years, Brook Village North was born, a four-section, 400-unit complex. The property has been managed and maintained by the same owners, but much has changed since its early days.

Three years ago, the property was rebranded as Twin Ponds at Nashua a 400 unit complex consisting of The Courtyards, The Fountains, The Villas and The Gardens and a complete renovation project began. The 160 two-bedroom units at The Courtyards were rebuilt as Leed Silver Certified units, ensuring state-of-the-art

energy efficiency.

The Fountains are 2 three-story buildings, each containing 18 one and two-bedroom apartments that are highly energy efficient, have radiant floor heating systems, and overlook one of the property's two ponds.

The Villas consist of 95 two-level, three and four-bedroom townhouses with individual entrances. Improvements to these units include new windows, reinsulated exteriors, attics, and basements, new siding, and new heating and hot water systems.

The Gardens consist of 84 one and two-bedroom units in six three-story, brick buildings with single-level apartments. These units are undergoing renovations that include vinyl wood flooring, new cabinets, doors, bathrooms, kitchens, and highly

energy efficient boilers and hot water heaters.

In addition, the office is being renovated to include a Club House that tenants can use for birthday parties, card games, and other social gatherings. All improvements currently in process are expected to be completed within the next six months.

Twin Ponds at Nashua is more than just a place to live; it's a tight-knit, laid-back community where tenants and management treat each other like family. Operating General Partner, Jerry Levin says, "It's very hard for tenants to get a sense of community so we do what we can. Whenever we think of something we can do, we try to do it because community involvement is our objective." Residents of Twin Ponds enjoy such perks as on-site gardening plots to grow their own fresh vegetables and a



classified section via the property's Intranet (private internet) where tenants can buy and sell items and offer services to one another. There are yard sales in the fall, annual fishing derbies, ice hockey and skating, and Easter egg hunts.

Twin Ponds has an outdoor pool, plus every tenant receives a free membership to the Atlantis Club located in a nearby facility. "Tenants simply go across the way and enjoy the club at their convenience year-round," Jerry says.

"Every evening at 4 PM, before the office closes, management picks a number," Jerry explains, "All tenants are given a

bingo card and if they get the winning numbers and turn in their bingo card, they win cash."

Utilities are included in the rent for many of the units. As an incentive to encourage energy efficiency, Twin Ponds will issue a check for the difference when utility bills average less than \$160 per month for a 12-month period in The Courtyards.

Have a dog? Not a problem! Twin Ponds is a pet friendly facility. Any dog of any size or breed can run and play in the smaller Pooch Patch and the 15,000 square foot Dog Paw'k. More than 300 dogs currently reside at

Twin Ponds and more are welcome.

Jerry says it best, "Our doors are open and our minds are open. We continue to make whatever improvements we can to improve the quality of life for our tenants."

If you're ready to experience what real community living is all about, visit www.twinpondsnashua.com or call 603-888-2242.

**All photos featured represent The Villas.*