



Janice Lewis,
Realtor®

Looking Towards 2009

Today's economy is weak and the current news paints a bleak picture. You might think that Brooks Real Estate has an increased amount of time on their hands with a lack of business. But if you ask anyone at Brooks Real Estate you will get a different answer! We remain as busy if not busier than ever. In these times of market instability and waning consumer confidence, our business goal remains more than ever to keep our clients investments performing the best they can and our tenants in leases that are conducive to their business success. A successfully structured lease negotiated at the benefit of both Landlord and Tenant is one measure of success at Brooks Real Estate. Being successful in this area, allows us to confidently meet the needs of both our tenants and landlords in order to continue to be successful in today's market.

Brooks Real Estate continues to remain very active in the community, with our networking and marketing efforts. Our expertise continues to grow with increased activity in both landlord and tenant representation. We are keeping competitive at a time when others in the real estate environment are experiencing a decline.

Historically, Williamsburg and surrounding areas are impacted less than the rest of the nation and rebounds quicker. We are already seeing an increase in new commercial leases, with over 25,000 sq. ft. leased already this quarter, and we are looking forward to an active and successful 2009.

Daddy O's Pizza!

Daddy O's Pizza & Panini has been in business in the Shops at Norge Crossing since the Center opened in 2006. They have a menu offering pizza with a wide variety of toppings as well as many different Panini's for you to enjoy. The successful restaurant capitalizes on being in a high traffic location that shares a parking lot with both a grocery store and a gas station and also the strong community relations that proprietor Keith Pritchard has built over the years.

Daddy O's is a family operation that prides itself in providing first class customer service. This promise is taken very seriously by all staff members, which is evident when you walk in and receive a warm "hello" and a smile. The Norge Crossing location offers dine in, pick-up, and delivery services. Stop by or call today! 757-645-3610

Projections Consulting, Inc

*Smart management for your
healthcare and business*
www.projectionsconsulting.com

Projections Consulting, Inc. has been a tenant at the Jamestown Center since winter 2007. They are a full service project management and training firm. Clarissa J. Corbin, owner and founder is a certified project management professional (PMP). They are equipped to manage an entire implementation or support specific needs. The primary goal at Projections Consulting, Inc. is to allow businesses to continue to operate day-to-day and receive project management expertise to install, upgrade, or convert major software systems. Projections Consulting, Inc. can help you to complete your projects on time, and within budget.

**Brooks Real Estate, Inc. wishes you
A Happy Holiday Season &
A Prosperous New Year**

EMERGENCY CONTACT NUMBERS

Williamsburg:
Police Non-Emergency 220-2331
Fire Non-Emergency 220-6220
Dominion VA Power 1-888-667-3000
Virginia Natural Gas 1-877-572-3342
Cox Communications 1-757-224-1111
Verizon Telephone 1-800-275-2355
Cavalier Telephone 1-800-683-3944

James City County:
Police Non-Emergency 566-0112
Fire Non-Emergency 220-6220
JCC Emergency Hotline 875-2424
JCC Emergency Mgmt. 566-4315
Water/Sewer (7-3:30) 229-7421

York County:
Listen to Radio Station WXGM 99.1 FM for emergency information
Non-Emergency Police 890-3630
Power Outages 1-888-667-3000
Report downed trees or damage to structure without hazards or Injuries: 890-3621
Visit York County's Web Site: www.yorkcounty.gov

New Kent
New Kent Sheriff Non-Emergency 804-966-9500
Providence Forge Rescue Squad Non-Emergency 804-966-2801
WRXL: 102.1 FM
WKHK: 95 FM
WRVQ: 94.5 FM
WWBT (TV): Channel 12
WTVR (TV): Channel 16
WRIC (TV): Channel 8

Winter Safety Tips

Remove screens from windows and install storm windows

Make sure all electrical holiday decorations have tight connections

Store firewood at least 30 feet away from your home



Brooks Real Estate, Inc.

2009 Community Calendar

February
Big Brothers/Big Sisters
&
Bowl-For-A-Kids-Sake

April
Arthritis Walk

May
Armed Force Walk

June
Hospice House

August
Avalon School Supplies

October
Fireman's Appreciation Day

December
Salvation Army Bell Ringing
&
JCC Foster Care Program

Community Service Committee
Cindy Jarrell / Lorie Ped

Contact us at: (757) 229-1507

WHAT'S INSIDE

Residential Property Management
Home Owners Association
Commercial Properties
Meet the 2008, Co-Chair of the Veterans Support Group



312-B Lightfoot Road
Williamsburg, VA 23188
(757) 229-1507
www.brooks-re.com

Featured Article

Meet Cindy Jarrell, Manager of BRE



Originally from West Virginia, Cindy moved to the Williamsburg area in 1986 and currently resides in New Kent with her husband John. They are the proud parents of one child, Blake who is currently enrolled as a freshman at Richard Bland Jr. College.

She began her real estate career in 1996 as an Administrative Assistant with Brooks Real Estate in Williamsburg. Four years later, she was promoted to Office Manager. By 2006, she was Sales Manager and organized the establishment Coldwell Banker's newest office in New Kent. In October 2007, she returned back to BRE as manager.

Cindy is an advocate of clear communication with her co-workers, public and clientele. Her organizational skills coupled with her experience in all facets of residential real estate procedures have proven to be beneficial to both the managerial staff as well as the agents operating within BRE. She is a licensed real estate agent who is dedicated to the highest standards of office management, which is an essential element of all real estate transactions.

Brooks' New Addition



Recently hired, Frankie Byrnes joins the Finance Department as Senior Finance Administrator. Frankie comes to BRE with nine years of bookkeeping and administrative experience from property management and residential construction industries.

Frankie, an Honor Graduate of Fayetteville Technical Community College went on to graduate from Saint Leo University with a B.A. Business Administration, with a concentration in Accounting and is an active member of the American Institute of Professional Bookkeepers; and a Certified Book keeper Candidate. Frankie resides in Williamsburg with her husband, Terence and their greyhound Ruthie.

Commercial Properties



FOR LEASE
Jamestown Center
1,200 sq. ft.

FOR LEASE
Lightfoot Crossing II
1,910- 5,730 sq. ft.



FOR LEASE
New Kent Commons
1,020-2,968 sq. ft.
Across from
Colonial Downs



**Shops at
Norge
Crossing**
1,100 sq. ft. -
3,000 sq. ft.

New Town
1st Advantage Federal Credit Union
Class A Office Building, Build to Suit= 1,439 sq. ft.
Shops at Kristiansand
Retail shops located on Growth Corridor, Five units with
Four Currently with leases.

Candle Factory
Retail/Office/Warehouse located on growth corridor
Mount Vernon Office Building
New Office Space in renovated building featuring 4 offices,
large reception/adjacent meeting room and work area
located in quiet professional setting

Don't Miss Out!!
Call an Agent TODAY!
Brooks Real Estate, Inc.
(757) 229-1507



FOR SALE
Scavenger's
Paradise
1.43 acres
4,500 sq. ft.
Call for details!

Residential Rentals

3748 Wakema Road
\$1,600/mo



119 Albemarle Drive
\$1,225/mo



5563 Rolling Meadows Drive
\$1,650/mo



Don't Miss Out!!
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Brooks' Preferred Vendor
Contact: (757) 345-5094



Summit Property Services, LLC is a successful company with the highest standards of excellence to fulfill. Summit is in business to ensure you'll get the personal attention and detail you deserve. No matter what your situation is, you'll need the help of a qualified maintenance professional.

Our Services:

- **Free Estimates**
- Fencing
- Painting
- Tree Removal
- HVAC
- Property Repairs
- Landscape Service
- Plumbing
- Carpentry
- Property Inspections
- Removal of Debris
- Pressure Washing
- On-Call Service

Summit Property Services, LLC
312-B Lightfoot Road · Williamsburg, VA 23188
(757) 345-5094

Homeowners Associations



Melissa Sabb,
Community Manager

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Community Manager

Melissa worked with the sponsorship for this event: 2008 Historic Neighborhoods Conference held on October 10th-11th at War Hill High School.

This event gave neighborhoods in Yorktown, James City County and Williamsburg the opportunity to meet each other to share information and ideas. The purpose was to build stronger neighborhoods throughout the triangle. It provided knowledge and resources to improve the quality of life in the neighborhoods.

The theme was "Monumental Possibilities: "Capitalizing on Collaboration."



Call
Melissa Sabb Today!
Brooks Real Estate, Inc.
(757) 229-1507

Patriot's Walk
Gloucester, Virginia



We provide the qualified personnel and the professional services necessary to manage your property. We are a member of the Community Association Institute and the American Society of Public Administration. Headed by a Certified Community Manager, we collectively have 55 years of experience in property management, experience you can count on to manage your property!

Featured Association



Carter's Village Owners Association, a planned community with 31 townhomes nestled in James City County with a Williamsburg address. A family oriented community with nearby attractions and historical landmarks only moments away such as Carter's Grove, Busch Gardens Amusement park, Anheuser Busch Brewery, and The shops At Kingsmill which features retail shops, specialty shops and eateries..

On-line with the Williamsburg/James City County Public transportation line, and within walking distance of a James City County elementary school and James River Community Center. Carter's Village is situated right on Route 60 which allows minute access in either direction to Route 199 and Interstate 64.

LOCAL LINKS

www.james-city.va.us
James City County

www.yorkcountv.gov
York County

www.ci.williamsburg.va.us
City of Williamsburg

www.williamsburgcc.com
Williamsburg Chamber
of Commerce

www.co.new-kent.va.us
New Kent County

www.colonialwilliamsburg.com
Colonial Williamsburg

www.ivf.virginia.gov
Jamestown-Yorktown

www.kingsmill.com
Kingsmill Golf Resort
Home of the Michelob ULTRA Open

www.vagazette.com
Virginia Gazette
(Williamsburg's Local Newspaper)

www.sentara.com
Sentara Williamsburg
Community Hospital

www.buschgardens.com/bgw
Busch Gardens

www.watercountry.usa.com
Water Country USA

www.greatwolfodge.com
Great Wolf Lodge
Indoor Water Park

www.golfwilliamsburg.com
Williamsburg Golf Information

www.williamsburgwinery.com
Williamsburg Winery

www.summitrepairs.com
Summit Property Services

Contact us on our website!
www.brooks-re.com