

THE WARREN REPORT

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SPOTLIGHT ON CHARLOTTESVILLE COMMUNITY BIKES

For several years, the Warren Firm has partnered with Charlottesville Community Bikes to provide bike helmets and accessory bags to kids under 12 who participate in their Free Kids' Bikes Program. This year, the Warren Firm was able to donate 100 kids' helmets!

Charlottesville Community Bikes is a grassroots nonprofit that makes cycling more accessible to everyone by refurbishing bicycles, offering free and reduced-cost bicycles, and hosting fix-a-flat service and open-use repair shop with tool rentals. (It's just \$10 an hour for a stand plus use of tools!)

They also hold bike repair & maintenance classes, and their Teen Job Training Program provides mentorships and technical training – with paid internships – to teens who would otherwise not be able to break into the cycling field.

Check out Charlottesville Community Bikes' website and Facebook page for more information on their programs and store, as well as local cycling activities!

charlottesvillecommunitybikes.org

facebook.com/cvillecommunitybikes



Auto Accident Injury Case Result

Type of Case: Vehicle Injury

Place of incident: Virginia Beach, VA

Verdict or settlement: Settlement

Amount: \$240,000



In March of 2021, our client was riding as a passenger in her friend's car when the friend ran a red light. A car from the cross street hit the friend's car. Despite the correct activation of the airbags, our client was unconscious and unresponsive at the scene of the accident, and emergency services took her to the hospital, where she was assessed at the Emergency Department.

As our client was confused and unable to answer many questions, the ED doctor diagnosed her with concussion and had her admitted to the hospital. She did not remember anything from the time of the accident until two days later, and the hospital discovered that she had multiple fractures to her clavicle, pelvis, scalp, and vertebrae, along with swelling, bruising, and pain. After 8 days inpatient at the hospital, she was released to inpatient

recovery, where she stayed for 8 more days.

Our client continued to experience shoulder pain and back pain, with her arm in a sling for 6 weeks. Due to her physical injuries, pain, and anxiety from the accident, she was unable to carry on with important parts of her life, like driving independently and hosting sleepovers with her grandchildren. She underwent physical therapy for more than 6 months to address her strength and mobility, although her activities remained somewhat limited and she experienced distress from her loss of independence.

Over the course of her injury and treatment, our client incurred many thousands of dollars in medical expenses. Through mediation, our firm was able to reach a settlement with the insurance company for \$240,000 on our client's behalf.

MICHAELA'S FAVORITE: "THE BEST PECAN PIE"

Michaela at the Warren Firm grew up with a pie-baking dad, and she has found this pecan pie recipe from *Simply Recipes* to serve to her own family. Whether your holidays are spent taking care of horses before lounging around home like Michaela, or dressing up for a fancy party, pecan pie is always a welcome addition to the winter table.

As the recipe writer points out, this is a less-sweet version of pecan pie than some people are familiar with. (Still too sweet for you? Use a little less brown sugar. Want a sweeter pie? Increase the amount of brown sugar you use, by up to ½ cup.)

Ingredients:

- 1 unbaked 9-inch pie crust, in baking pan, frozen for at least 30 minutes
- 2 cups pecans, coarsely chopped
- 3 large eggs, slightly beaten
- 1 cup light corn syrup
- 1/2 cup brown sugar
- 1 tablespoon unsulphured molasses
- 4 tablespoons unsalted butter, melted
- 1/2 teaspoon salt
- 2 teaspoons vanilla extract

Directions:

1. Preheat oven to 350°F with a rack in the center.
2. In a medium bowl, vigorously mix the eggs, brown sugar, corn syrup, molasses, melted butter, vanilla, and salt until smooth.

3. Spread the chopped pecans over the bottom of the frozen pie shell, then pour the filling over the pecans. Don't worry about burying the pecans, they will rise to the surface.
4. Bake for 30 minutes.
5. After 30 minutes, tent the pie loosely with aluminum foil to prevent the crust and pecans from getting too browned. Bake for another 35 to 45 minutes, until the crust is golden brown, and the filling is set on the edges but a bit wiggly in the center.
6. Remove from the oven and let cool completely before serving at room temperature, to allow the filling to set. (Note that the pie will be puffed up a bit when you first take it out of the oven. It will settle as it cools.)
7. Refrigerate leftover pie and keep for up to 3 to 4 days.



FREE STUFF THAT WORKS

“Your Rights as a Tenant” from the Virginia Legal Aid Society



The Virginia Legal Aid Society (VLAS) is a nonprofit that helps people in southern-central Virginia to navigate the legal system. One of their major areas of work is helping people to get and stay housed.

Most people in the region are renters. There is a state law, the Virginia Residential Landlord and Tenant Act (VRLTA), that applies to most rental housing in Virginia, but it’s dense for anyone to read if they’re not already a lawyer.

For that reason, VLAS has produced a brochure called “Your Rights as a Tenant” that addresses the stages in the process of finding, renting, and leaving a rental apartment or house:

1. Lease Agreements & Security Deposits
2. Repairs & Maintenance
3. Terminating or Ending Your Tenancy
4. Breach of Lease
5. Eviction

They answer several common questions that renters have about their leases, landlords, responsibilities, and options:

- Do I have to get water/sewer or other utilities in my own name? Will I have to pay a deposit?
- What if I don’t have a written lease?
- How much notice do I have to give my landlord before I move out?
- When can I terminate my lease without a penalty?
- If someone is getting out of an abusive situation, what happens to their lease?

- What if my landlord sells the property I’m renting?
- Can a landlord lock out a tenant or shut off utilities?
- What if I disagree with the judge’s decision in my eviction case?

The full brochure is available at www.valegalaid.org/resource/your-rights-as-a-tenant. As the brochure says, it contains information to guide renters, but it’s not legal advice for a specific rental situation. (If a renter needs actual legal advice from an attorney, VLAS has a toll-free helpline, 1-866-LEGLAID, where you can apply for personal assistance.)



We focus our practice on cases involving:
Personal Injury
Wrongful Death
Children's Injuries
Bicycle Accidents
Auto Accidents



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THE WARREN FIRM
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