

Tully Rinckey PLLC Partner Graig Zappia speaks with TWC News about avoiding property disputes

Learn how to avoid property issues and disputes

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Graig Zappia, Tully Rinckey PLLC Attorney said, "The bigger the property, the more likelihood of something happening; for example the one where you have the 40 acres of property. You're not paying attention to the back half of it. Your neighbor all of a sudden starts doing things in the back yard, mowing it. They put up a fence. Or just doing normal things with the lawn can cause some kind of adverse reaction on your lawn." This time of year is big for property issues and disputes, especially if you're doing some spring cleaning in the yard. Zappia said, "Someone is cutting down trees, it's on the property line and toeing the line a little bit and whether it's through their own fault or through their contractors fault there's damage to the neighboring property. Your best friend turns into a plaintiff in a law suit because the property damage becomes a nuisance for some reason." There are ways to avoid any litigation or disputes. Zappia added, "If you're building a fence, get someone who is qualified walk the property lines. Always incorporate the neighbor. Hopefully you're on friendly terms. A lot of times, these things can be worked out ahead of time. Maybe the adjoining owner was thinking the same thing. Let's put up a fence together, share the costs." If you're thinking about buying a home, it's easy to be distracted by the interior features like number of bedrooms or bathrooms. However, you should also pay close attention to the title. Zappia went on to say, "If there is a property management agreement that's been set up, hopefully it's been recorded to put everyone on notice. If it hasn't been recorded or there isn't one in place, you'll want to take care of it, but normally, if it is done properly, when you do your title search, it will come back and reference within the title report and say this property is subject to this agreement between the two neighboring properties." If you buy into a neighborhood that has an association, you have to abide by the rules you agreed upon when moving there. Best advice? Before you do anything, make sure you talk with your neighbors and get the agreements in writing.

“He took on this case with vigor and ZERO FEAR of the government!”

"LITERALLY THE BEST MONEY I EVER SPENT!!!! The USAF charged my son with Article 92, Violate General Order and Article 128, Simple Assault. I spoke to many attorneys who said to me, "Your son will be convicted of the Simple Assault because putting lotion on someone's face is considered an assault as it is an unwanted touch." They all wanted me to work on a plea deal with the government that ended with my son being discharged, spending time in the brig and having a

federal conviction for the rest of his life. Knowing that this just didn't warrant a federal conviction, bad conduct discharge and time in the brig, I was on a search to find an attorney who would look at this case for what it was: a couple of 19-21 year-old immature young men horse playing. I was looking for someone who would say something different; someone who would be able to look at the case from more than one view. When I spoke to Mr. Rinckey, I thought I was going to get the same ole speech, but to my surprise, I IMMEDIATELY felt at ease and I knew right then that he was going to be my attorney (not sure if he knew it at this time). He took on this case with vigor and ZERO FEAR of the government! He wanted them to know that this was NOT going to go away with any plea deal! And he went to work! Then, LITERALLY 2 DAYS BEFORE trail the government added an additional charge, which was Article 134, Unlawful Entry. Mr. Rinckey stayed focused, developed a plan, and off to trail we went. He was so prepared, calm and at ease. I remember him saying to me, "I am ready to try this case." And yesterday – 14 APR 2016 – my son was found NOT GUILTY on ALL CHARGES AND SPECIFICATIONS!!! Yesss!!! You know, it's always hard to find money for an attorney, but I learned one thing with this case. Although I thought we couldn't afford an attorney, the truth of the matter was that we couldn't afford NOT TO HAVE an attorney. I only wish I had found Mr. Rinckey sooner, but that's okay. I have found my ATTORNEY for life," Y.W. on Founding Partner on Greg Rinckey, Esq.

Prior results do not guarantee similar outcomes.

"Well Informed Legal Advice" – G.C.

Received sound and well informed legal advice. Responses were timely and extremely relevant. – G.C. on client relations attorney Derrick T. Hogan

“Great Service” – E.S.

I want to thank you all for the great service rendered [to] myself and family. - E.S. on Client Relations Attorney Derrick Hogan

"High Regard" – R.E.M.

"Your firm held my best interests with high regard... I thank you for your efforts." - R.E.M.

“Prompt and Efficient” – K.B.

"Prompt and efficient in processing claim, all correspondence handled in prompt and efficient manner." – K.B.

“Impressed” – W.W.

"As a retired heavy user of attorneys, I'm impressed with your concerns and your efforts to stay in touch with your clients. Its damned good management aligned with top notch expertise." – W.W.

"Excellent Service" – J.R.

"Excellent service, very professional, and understanding and considerate of clients needs. Attorney

was very approachable and there was a very good comfort level." – J.R.

"Full Service" – K.M.

"I like the fact the office is close enough to where I work and live and that it is a full service practice, not just estate planning." – K.M.

"Professional and Informative" – J.H.

"Professional and informative... I was pleased with the handling of the case. I was treated as a person, and kept abreast of all aspects of the case. Thank you all." – J.H.

"Thanks So Much" – J.D.

"Without your firm, I would not have known of my claim. Thanks so much!" – J.D.

"Gets Results" – F.P.

"Most certainly – The firm gets results!" – F.P.

"Outstanding" – M.P.

"Results are outstanding." – M.P.

"Quite Satisfied" – R.W.

"I am quite satisfied with the services your office has provided." – R.W.

"Exceptional Legal Services" – A.S.

"Your firm, Tully Rinckey, has provided and continues to provide me with prompt, keen, exceptional legal services. After the initial consult, I felt relieved that I had the representation from Tully Rinckey... I have found a new found hope with Tully Rinckey..." – A.S.

“Absolute Best” – R.H.

“My attorney was the absolute best I could ever have hoped for. A pure professional in every sense of the word. She was very mindful of my financial expenditure and still was able to represent me very well in my court case.” – R.H.

“Outstanding Service” – A.R.

“Outstanding service, true professional.” – A.R.

“Top Notch” – V.W.

“My attorney was top notch. Very pleasant and helpful.” – V.W.

“Very Thankful” – C.P.

“Very thankful for the help and guidance I received from your law firm. Because of your law firm I was able to return to work with all my back benefits.” – C.P.

“Ideal Choice” – D.H.

“My attorney knew exactly the approach to take and was the ideal choice. She was extremely responsive. She was clear, balanced, and open to our views and feelings. She made it clear she was there for us and ready to answer questions.” – D.H.

“Very Satisfied” – D.D.

“I was very satisfied with the services provided which were completed in a very timely and professional manner.” – D.D.

“Excellent” – B.M.

“Your firm provides excellent & free service to federal workers and NG/USAR members.” – B.M.