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SUMMER | 2026

An Attractive Nuisance On Your Property

Children are full of creativity and playfulness. Generally we celebrate these qualities. However, these qualities can lead to dangerous situations. Property owners need to be aware of dangerous features that may cause children to be curious. These dangerous things are known as attractive nuisances. Property owners have a responsibility to protect invited and uninvited children.

In general, the legal system doesn't expect children to fully comprehend the dangers they face in the world. The law also places the responsibility on property owners to prevent harm if they suspect children might be on their property. If a child is injured by an attractive nuisance, the property owner can be held accountable.

Examples of attractive nuisances include swimming pools, machinery, wells, tunnels, stairs and dangerous animals. Generally speaking, an attractive nuisance is a man-made object.

Taking precautions to prevent harm is the best way for a property owner to protect themselves from liability. Make sure you're protected from liability for any attractive nuisance on your property. Follow all local ordinances, take common sense precautions with any potential danger and try to encourage safety. If you are aware that children are interested in something on your property, do whatever you can to fence it off or lock it up. Signs may not be enough.

Firm Happenings

As we roll into summer after a very long and unusually cold winter, we just wanted to take the opportunity to say a quick hello to our Rosenberg & Gluck community. We hope everyone is enjoying and taking advantage of the nicer weather! We also wanted to share some exciting Firm news—Asude of our intake team has been accepted to law school and will be starting in the fall! We wish her all the best!! We also wanted to welcome to the team attorney Jason Block, paralegal Emely and legal assistant Gabriella. As always, if you need us, we are here and ready to help.

From all of us at Rosenberg & Gluck, L.L.P.

- Erin and Matt

Safer Summer Swims 5 Pool Safety Tips

Swimming pools are a major source of summer enjoyment and they're also a common setting for serious and preventable injuries. From slips and falls to chemical exposure, pool-related accidents can lead to hefty medical bills, long-term recovery and, in some cases, legal claims.

Visiting a pool this summer? Here are five safety tips to keep in mind:

- Never Leave Children Unattended** Active supervision is crucial. Keep a close eye on your kids. If you need to step away, ensure another responsible adult is supervising them.
- Watch for Slippery Surfaces** Pools can become hazardous when wet. Non-slip materials and prompt cleanup of spills can prevent serious falls.
- Maintain Proper Chemical Balance** If you own a pool, make sure you maintain the right chemical balance. Incorrect chemical levels can cause skin irritation, respiratory issues, or unsafe water conditions that contribute to illness or injury.
- Avoid Running and Rough Play** Many pool injuries result from preventable behaviors, such as running on wet surfaces or unsafe diving.
- Know Emergency Procedures** Learn CPR basics and ensure someone nearby can respond quickly if an incident occurs.

When pool owners or operators fail to maintain safe conditions they may be held responsible for resulting injuries. If an accident does occur, documenting the scene and seeking medical attention immediately can be important for both health and potential legal claims.

If you sustained a pool injury due to the neglect of a property owner, contact our seasoned attorneys. We are here to help.



PRACTICE AREAS:

Motor Vehicle Accidents | Slip, Trip & Fall Accidents | Dog Bites | Wrongful Death | Birth Injury
Product Liability | Premises Liability | Nursing Home Abuse | Personal Injury | Construction Accidents



Minor Accidents Can Lead to Long-Term Injuries

You just had a fender bender. You are shaken but get out of the car to make sure the person who ran the stop sign is okay and to check for damage. Nothing obvious, but you exchange insurance information with the driver anyway—just in case there is damage that isn't visually evident. Over the next week, you realize that it's your body, not the car's, that took a hit. A stiff neck and sore back get worse instead of better. After several doctor's visits you're handed a diagnosis of whiplash and a herniated disc which will require months of treatment.

This is a good example of why it is important to exchange insurance information in a seemingly minor accident. Since the other driver is at fault, their insurance should pay for lost wages and medical bills. Increasingly, insurance companies are questioning claims in minor collisions. They figure that if the car is not damaged you shouldn't be either.

Past investigations into the nation's two largest auto insurers found that the agencies offer little to victims of fender benders. In fact, there was a patterned strategy to routinely deny claims, to delay settlement and to defend against claims in court. The general idea was to make the process difficult, time-consuming, expensive and to use the lack of damage to the vehicle as evidence in court to help the jury conclude that the claim may be fraudulent.

If you or a loved one has been seriously injured in a minor impact auto accident, call our office to get our help and guidance.

Should You Settle?

The word "settling" has a negative connotation. We are told to never settle but, when it comes to the law, settling simply means reaching an agreement without going to court. Sometimes an offer of settlement is made before a lawsuit is ever filed. In fact, the victim's legal team often starts settlement negotiations with the demand letter.

Settling a case has advantages for both the defendant and plaintiff. The defense can avoid the legal costs of going to trial, avoid paying punitive or pain-and-suffering damages and keep a relative amount of privacy regarding the case. The benefits to the plaintiff include a guaranteed victory, something never guaranteed in the courtroom or appeals process. Settlement is typically less time-consuming.

Just because an offer is made and there is the potential to avoid a civil trial, that doesn't mean an attorney isn't needed to negotiate on your behalf and make sure that the amount offered is indeed fair. An attorney will also be familiar with tactics commonly used to avoid payment. For example, companies and insurance agencies may try to expand the process of settlement beyond the statute of limitations for filing suit. After this date has passed, there is little reason to offer any kind of payment for damages.

Dog Bites Are Serious Business

According to the Center for Disease Control and Prevention, 4.5 million Americans are bitten by dogs every year.

Dog bites and attacks can result in damaged property, lacerations, infections, broken bones, disfigurement and death. In most cases, dog owners can be held liable for damage caused by their pets. Damages can be covered by homeowners or rental insurance policies. Dog owners are encouraged to make sure their coverage is adequate.

Dogs are listed as the 3rd deadliest creature. A large percentage of dog bite victims are children. The recent trend in dog bite settlements shows significant increase in claims and associated costs. In 2024, the total value of dog bite claims in the United States reached \$1.57 billion, with the average cost at \$69,272 and the average settlement at \$69,300.

Recent large settlements on severe attacks show the growing recognition of the impact of dog bites and the importance of legal action for the victims. It is important for individuals who have been bitten by a dog to seek medical attention and consult legal help. If you or someone you know has been injured by a dog, call our office today. We are here to help.



How to **Safely Prepare** for a Summer Motorcycle Road Trip

A summer motorcycle road trip can be one of the most exciting ways to explore open roads. Preparation is what keeps it safe, smooth, and enjoyable. Heat, long distances, and changing road conditions all add extra risk, so advanced preparations matter just as much as the ride itself.

Before you head out make sure both you and your bike are prepared for extended travel. A well-planned trip reduces breakdowns, fatigue and unexpected delays.

Key ways to safely prepare for a safe summer motorcycle road trip include:

- ▶ **Inspect Your Motorcycle Thoroughly:** Check tire tread and pressure, brakes, lights, oil levels and battery health. Heat can amplify mechanical issues so don't skip maintenance.
- ▶ **Pack for Safety:** Bring a DOT-approved helmet, armored jacket, gloves and breathable riding gear designed for hot weather. Add rain layers for sudden weather shifts.
- ▶ **Plan Your Route in Advance:** Map out fuel stops, rest areas and shade breaks. Avoid prolonged exposure to extreme heat to reduce fatigue.
- ▶ **Stay Hydrated:** Dehydration happens quickly on hot rides. Carry water and take regular breaks even if you don't feel tired yet.
- ▶ **Prepare an Emergency Kit:** Include basic tools, tire repair kits, first-aid supplies, a portable charger and roadside assistance information.
- ▶ **Check Weather Conditions Daily:** Summer storms can appear suddenly. Adjust your route if needed rather than pushing through unsafe conditions.

A successful motorcycle road trip is all about arriving safely and enjoying every mile along the way.



Panzanella Salad

Ingredients:

- ▶ 12 oz. white country-style bread
- ▶ 1/2 cup extra-virgin olive oil, divided
- ▶ 2 1/2 tsp. kosher salt, divided
- ▶ 1/4 tsp. freshly ground black pepper
- ▶ 2 lb. ripe tomatoes, sliced into wedges
- ▶ 3 Tbsp. red wine vinegar
- ▶ 1 1/2 tsp. Dijon mustard
- ▶ 1/2 shallot or red onion, thinly sliced
- ▶ 1/2 cup fresh basil leaves, torn

Instructions:

1. Place a rack in center of oven; preheat to 400°. Cut bread into 1"-thick slices, then tear into about 1" pieces and transfer to a large bowl. Drizzle bread with 1/4 cup oil; season with 1/2 teaspoon salt and 1/4 teaspoon pepper. Toss to coat.
2. Spread bread on a large unlined rimmed baking sheet. Bake until crisp and golden brown, about 15 minutes. Let cool.
3. Meanwhile, in a large colander or fine-mesh sieve set over a large bowl, toss tomatoes and 1 1/2 teaspoons salt. Let sit for 15 minutes.
4. In a medium bowl or large glass measuring cup, whisk vinegar, mustard, and remaining 1/2 teaspoon salt. Add 3 tablespoons tomato juice from bottom of bowl and whisk to combine. While whisking, slowly stream in remaining 6 tablespoons oil.
5. Remove colander from bowl and discard remaining tomato juice (or reserve for another use). In bowl, toss croutons with dressing. Add drained tomatoes and let sit until croutons have absorbed the dressing, about 10 minutes.
6. Add shallot and basil and lightly toss to combine. Serve immediately.

Summer Word Search

L Q J W Z O O E R T Y B U I O S
 E A M U S E M E N T P A R K P M
 M A K S L A D F G H J R K A D B
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A referral is the greatest professional compliment we can receive. If you have a friend, neighbor, or family member who is in need of legal representation, please consider referring them to our firm. We will do our best to provide the highest possible level of service and deliver winning results.

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For your specific situation, please call the appropriate legal professional.

Who's Liable for a Rear-End Collision?

Rear-end car accidents happen every day. Many people assume the driver in the back is automatically at fault. While that assumption is common, it's not always accurate. Fault in a rear-end collision depends on what actually caused the crash, not just the position of the vehicles.

It's true that rear drivers are often held responsible because they're expected to maintain a safe following distance and stay alert. If traffic slows or stops, they should be able to react in time. Driving situations aren't always that simple and there are cases where the lead driver, or even another party, may be partially or fully liable.

Some situations where the rear driver may not be entirely at fault include:

- ▶ **Abrupt, Unnecessary Braking:** If the driver in front stops suddenly, without a clear reason, they may share responsibility.
- ▶ **Broken or Missing Brake Lights:** When brake lights aren't working, the rear driver may not have enough warning to stop safely.
- ▶ **Vehicles Reversing Unexpectedly:** If the front vehicle backs up into the car behind it, the fault may shift forward.
- ▶ **Unsafe Lane Changes:** A driver who cuts in too closely without leaving adequate space can create an unavoidable situation.
- ▶ **Chain-Reaction Accidents:** In multi-car collisions, liability can be apportioned among multiple drivers based on their actions.

Determining fault comes down to evidence. Photos from the scene, witness statements, police reports and even dashcam footage can all help clarify what happened. In more complex cases, accident reconstruction may be used to piece together the sequence of events.

The rear driver is often, but not always, at fault. Every accident has its own set of facts and those details matter. If you're involved in a rear-end collision taking the time to understand what really happened can make a significant difference in how your claim is handled.

