



Gregory S. Bean

PARTNER

gbean@whitefordlaw.com

RICHMOND, VIRGINIA BEACH

T: 804.977.1241

BIOGRAPHY

Mr. Bean focuses his practice on community associations, estate and trust litigation, general commercial litigation, and real estate litigation.

Trust, Estate, and Fiduciary Litigation

Mr. Bean's trust, estate, and fiduciary litigation practice includes bringing and defending challenges to wills and trusts. He has represented executors, administrators, trustees, heirs, and would-be beneficiaries in numerous will and trust disputes throughout Virginia, including claims against executors and trustees for breach of fiduciary duties and removal. These include claims for undue influence, fraud, dissolution of trusts, rescission of wills and deeds, and lack of contractual or testamentary capacity. He has helped clients challenge and defend transfers made before the death of a loved one, such as altered beneficiary designations on financial accounts, deeds to property, unauthorized gifts, and improper transfers of funds.

Mr. Bean also assists in interpretation of wills and trusts. This may range from a comprehensive office consultation to assist executors,

PRACTICES & INDUSTRIES

[Community Associations](#)

[Business Litigation](#)

[Estates, Trusts & Fiduciary Litigation](#)

EDUCATION

William & Mary Law School,
2010, J.D.

Brigham Young University , 2007,
B.A., summa cum laude

ADMISSIONS

Virginia

U.S. District Court: Eastern
District of Virginia

U.S. District Court: Western
District of Virginia

U.S. Court of Appeals: Fourth
Circuit

U.S. Bankruptcy Court: Eastern
District of Virginia

U.S. Bankruptcy Court: Western
District of Virginia

administrators, and beneficiaries understand the terms of a will or trust to bringing and defending declaratory actions asking a Court to interpret disputed provisions of wills and trusts.

Mr. Bean further represents clients in matters for guardianship and conservatorship. He has helped clients in actions to replace a current guardian or conservator, appoint a guardian or conservator when there is none in place, and for claims against guardians and conservators for breach of fiduciary duties. The laws relating to guardianship and conservatorship are detailed and complex, and Mr. Bean has successfully navigated these laws in helping his clients get appointments of guardians and conservators for loved ones in need.

Mr. Bean also represents clients in matters involving Powers of Attorneys, including proper reporting, breach of fiduciary duties, and challenging improper actions taken by agents under a Power of Attorney.

Community Association General Counsel and Litigation

Mr. Bean advises community associations on their general legal and litigation matters, including those involving covenant enforcement and collections actions. He has assisted community associations in all aspects of governance and document creation and provides regular legal advice on interpretation and application of governing documents. He has litigated many issues on behalf of community associations, including land use disputes, contract issues, enforcement actions, collection matters, and judicial foreclosures. He is an active participant in Virginia's various chapters of the Community Association Institute, and serves on multiple committees for several chapters. He regularly speaks and writes on issues relating to community associations in Virginia.

Other Litigation Experience

Mr. Bean also has experience litigating on behalf of individuals and businesses in matters relating to residential construction, business contract disputes, land use (including easements, life estates, and zoning/code violations), and commercial and residential real estate (including lease enforcement actions, commercial evictions, UCC

property sales, title disputes, and collections). He has significant trial and general litigation experience in the state and federal courts in the Commonwealth of Virginia. He has represented clients before the Virginia Court of Appeals, Virginia Supreme Court, and 4th Circuit Court of Appeals.

Greg lives in Williamsburg and regularly represents clients in the York County, Williamsburg, and James City County Courts in a variety of practice areas. He serves as the Vice-Chair of the Williamsburg/James City County Community Action Agency, which runs various Head Start classrooms in the surrounding areas and aims to address the causes and conditions of poverty and economic insecurity, where he also chairs the Governance Committee.

[Presentations and Articles](#)

RECOGNITIONS

- *Best Lawyers in America*® distinction in Trusts and Estates (2025-2027), Commercial Litigation (2027)
- Recognized as a “Top Lawyer” by *Coastal Virginia Magazine* (2023-2025)
- Recipient of Rising Star award for Southeastern Virginia chapter – Community Associations Institute (2025)

MEMBERSHIPS & ACTIVITIES

- Williamsburg Bar Association (Board Member)
- York-Poquoson Bar Association
- Richmond Bar Association – Real Property section
- Estate Planning Council of Richmond
- Community Association Institute (Central Virginia, Southeastern Virginia Chapters and Southwestern Virginia Chapter)
- Legislative Action Committee member, Southeastern Virginia chapter – Community Association Institute
- Public Relations Committee Chair, Central Virginia chapter – Community Associations Institute

- Vice Chair; Governance Committee Chair – Williamsburg/James City County Community Action Agency
- Virginia State Bar – General Practice Section (Board of Governors), Trusts and Estates Section, Litigation Section

INSIGHTS

Co-Presenter, *The AI Tightrope: Innovation, Ethics, and Human Judgment*, Knowledge Development Day, for Central Virginia Chapter-CAI, September 28, 2026

Presenter, *2026 Legal & Legislative Update*, Southeastern Virginia Chapter of Community Associations Institute at Glenwood Community Association, on May 14, 2026

Co-Presenter, *Managing Conflict from Meetings to Courtrooms, and Everywhere in Between*, for Southeastern Virginia Chapter-CAI Conference and Expo, on March 28, 2026

Co-Presenter, *Chat HOA: The Impact of AI on the CIC Industry*, for Washington Metro Chapter-CAI Conference and Expo, on February 26, 2026

Co-author, *Virginia Legislative Updates for Trust and Estates: 2025*, for the Virginia State Bar Trusts and Estates Newsletter, Winter 2026

Co-Presenter, roundtable discussion, *Responding to AI Generated Owner Requests and Communications*, for the Southwestern Virginia Chapter-CAI annual meeting, on January 23, 2026

Co-Presenter, *CICB Virginia Law Training*, for Southeastern Virginia Chapter-CAI, on October 29, 2025

Co-Presenter, *EV Charging in Virginia Common Interest Communities*, for Southwestern Virginia Chapter-CAI, on September 26, 2025

Co-Presenter, *Serving Where you Lead: Applying Servant Leadership in Community Associations*, for Virginia Leadership Retreat, on July 29, 2025

Co-presenter, *Community Associations Legislative Update*, for Southeastern Virginia Chapter-CAI, on May 22, 2025

Co-presenter, *Common Interest Community Law in Virginia*, for Virginia CLE, on May 20, 2025

Author, *The Almighty Injunction*, for Currents, publication for the Southeastern Virginia chapter of the Community Association Institute, Spring 2021

Author, *Quantum Leap: The History of Quantum Meruit from the Early Days of the Supreme Court of Virginia to its Decision in Musgrove v. Young*, for The Journal of Civil Litigation, Fall 2020