



Grandview Condominium

5900 Condo Association, Inc.
5900 Collins Avenue
Miami Beach, Florida 33140

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Newsletter Editors

Desiree M. Gomez & Sidney Elkin



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PROPERTY TAX NOTICES

The property appraiser of Miami-Dade County has mailed TRIM Notices to owners of real property which provide details about property value, exemptions, and proposed real property tax for the coming year. Owners have until September 16, 2025 to file an appeal to the Value Adjustment Board. Owners can call 305-375-4712 for information or clarification.

FAKE JOB OFFERS AND AI FRAUD

In this expanding technology environment, consumers face increased risk for predatory internet scams. AI cons and employment scammers are at work attempting to dupe consumers, resulting in money loss.

These scams appear in various ways and venues, ranging from check deposit schemes to fraudulent work at home job opportunities. Beware if an employer requests that you send money as part of the application process. Or that you must purchase kits, software or supplies, be wary of a scam. Requiring you to start right away as a priority over job qualifications may also be a warning signal.

Do not complete application forms requiring personal information. Check the company website and seek more information. If free training is to be provided, this may not be true in case you quit the job for you may have signed a repayment agreement providing that you work to pay off the training and any equipment the employer provided. Debt collectors work in collaboration with the fake employer.

AI's ability to learn and provide patterns of speech may lead to serious episodes for scamming money from unsuspecting consumers. The scammers provide a scenario of an urgent emergency situation. They call an unsuspecting target (a mother, for example) with the voice of the daughter or grandchild crying and hysterical, explaining that the daughter had a car accident and hit a pregnant driver. An alleged lawyer says the bail will be \$50,000 in cash. The mother hears and recognizes the daughter's voice and money is forwarded to the scammer. The urgency created convinces the mother not to investigate before sending the money.

Besides impersonation, AI's ability to imitate human characteristics and the ability for creating false videos and images often involving public figures promoting fraudulent investments or fake giveaways. AI can be used to impersonate government officials or bank employees, promising unrealistic returns. Consumers who experience such messages should be skeptical and investigate the offer which sounds too good to be true.

NATIONAL GOOD NEIGHBOR DAY

While every day is a good day to be a good neighbor, Sept. 28 reminds us that in this busy, digital world, there are real people living just across the hall or a few floors away. Isn't it time to get to know them? Some celebrate Sept. 28 as National Good Neighbor Day, while others mark it on the 4th Sunday of September—but whatever day is chosen, being a considerate condo neighbor can be achieved in many ways.

- Start with a smile and a friendly hello. If someone new moves into your building, a small welcome gift—like fresh fruit, a potted plant, or even an invitation to coffee by the pool—can go a long way.
- Respect shared spaces. Hallways, lobbies, the gym, and the pool belong to everyone. Keep noise down, clean up after yourself, and make sure your guests do the same.
- Be mindful with pets. Always pick up after them, use designated areas, and make sure barking or other noises don't disturb the peace of your neighbors.
- Keep your balcony and entry neat. A tidy space helps everyone enjoy the view and keeps the building looking its best. Dispose of trash properly, keep plants trimmed, and avoid clutter in shared areas.
- Look out for one another. If you know a neighbor who is elderly or lives alone, check in from time to time. A quick chat in the elevator or an offer to pick something up from the store can mean a lot.
- Stay aware. A community thrives when neighbors keep an eye out for one another. Report suspicious activity to building management or security, and encourage a culture of care.



There's still plenty of warm weather to invite a neighbor to join you for a casual cookout on the patio, a poolside gathering, or even a fall-themed get-together. Being a good neighbor isn't just thoughtful—it can be fun!

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ON SEPTEMBER 22-24 ... CELEBRATING ROSH HASHANAH, JEWISH NEW YEAR

Jewish Americans are celebrating Rosh Hashana, which is also known as the Jewish New Year. It begins on the first day of Tishrei (or Tishri), which is the seventh month in the Jewish calendar, and may last for two days. The celebration begins at sundown on the previous day. It is sometimes called the Day of Remembrance.

Many celebrate the event for two days, while others celebrate the event for one day. It is a time of family gatherings, special meals and sweet foods. A popular treat is eating challah bread and apples dipped in honey.

It's the time of judgment and remembrance, during which God reviews and judges a Jewish person's deeds in the past year, and also a time of prayer and penitence. By tradition, debts from the past year are settled before Rosh Hashanah.

Before the event, reverent Jewish people in the United States may decide to seek forgiveness from friends and family they may have offended during the year just ending.



Rosh Hashanah Begins September 22



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