

Consumer Alert — Advisory XII

Fraudulent Practices: Luxury Vacation Properties Investment

May 28, 2015

The American Resort Development Association (ARDA) and its Resort Owner's Coalition (ARDA-ROC) have been made aware of fraudulent marketing practices being used by Oklahoma City-based Luxury Vacation Properties Investment, to defraud timeshare owners through improper representation of ARDA.

Luxury Vacation Properties Investment is in No Way Affiliated with ARDA or ARDA-ROC

A timeshare owner in Portland, Oregon alerted us to the fact that Luxury Vacation Properties Investment is falsely claiming they are affiliated with ARDA. According to the owner, Luxury Vacation Properties Investment claimed they are consulting with ARDA on a project to purchase 41 timeshare units. Luxury Vacation Properties Investment is not a member of our Association and is in **no way affiliated** with ARDA or ARDA-ROC. In addition, the company is using the names of and falsely impersonating ARDA employees (Keith Stephenson and Sandra DePoy), on phone calls together with Trust Financial out of San Antonio.

Unfortunately, the owner has sent the company a large upfront fee in order to sell their timeshare ownership—for promised services that are likely never to be delivered. ARDA urges owners to use caution if solicited by any company claiming to offer a way to sell their timeshare or transfer ownership responsibilities for an upfront fee.

ARDA and ARDA-ROC caution all timeshare owners to be wary of such solicitations. If you are in a similar situation, ARDA urges you to contact your local authorities to file a report, contact the state attorney general and file a complaint with the Better Business Bureau. ARDA encourages owners to thoroughly research any company before doing business with them or paying any upfront fees. For more information about timeshare ownership and tips to ensure a safe buying or selling experience, visit ARDA-ROC's [Timeshare Resale Resource Center](#).

Proceed with Caution

This is not the first time that unscrupulous individuals have falsely used our name. We have heard similar accounts of deceptive marketing solicitations from many owners around the country. Again, ARDA **never** contacts consumers directly regarding the sale of their timeshare. If someone claiming to be from ARDA contacts you—or they're using the ARDA brand—it's most likely a scam.