



Whitewater Village  
Your Family Cottage Club

# A Note from the Developer...



Welcome to Whitewater Village,

You've arrived at your very own piece of waterfront paradise – only one hour west of Ottawa.

As a kid growing up in the city, my parents always had to drag my siblings and I up to the cottage for maintenance weekends. With Whitewater Village, I'm determined to create a different experience for my children...A place that they can get excited about and that can bring us together as a family to make lasting memories.

Of all of Windmill's projects to date, this one is my personal favourite.

Jonathan Westeinde



Enjoy the benefits of shared ownership.



## Everything you want in a cottage.

At Whitewater Village, you enjoy more of what everyone wants from a Canadian cottage experience: a comfortable place to call your own located in a 4,000-acre protected forest, overlooking a private beach and a quiet lake. The sauna, kayaks, canoes, golf carts, and BBQ will be waiting for you – so that you can enjoy your cottage from the moment you arrive.



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All play – no work.

When you arrive at Whitewater Village, you can look forward to your clean cottage – primed and ready for family fun. Fractional ownership gives you the ability to experience a second home in a prime location without any burden. You commit to a fraction of the purchase price, running costs and responsibilities and never worry about seasonal tasks, cottage repairs, landscaping, or security.



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## How it Works



Members of our club purchase fractions of time – in increments of five weeks – in one specific cottage unit. Each year, those members enjoy one week in all four seasons as well as an additional week during the calendar year, and always in their choice cottage unit.

Every cottage unit consists of ten fractions, and many members have purchased multiple fractions.

The price of fractions relates directly to the summer week that is purchased. This is because the summer week is the only week that is consistent from year to year; if a member purchases the last week of July that means they can plan to spend that time at Whitewater Village every year.

The other four weeks rotate from year to year between the ten cottage owners based on a fair rotation schedule that is confirmed years in advance, an example of this schedule is included in the next slide.



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Purchaser	Season	2009	2010	2011	2012	2013	2014	2015
#1	fall / winter	1 <sup>st</sup> choice	1	2	3	4	5	6
	spring / additional	6 <sup>th</sup> choice	6	7	8	9	10	1
#2	fall / winter	2 <sup>nd</sup> choice	2	3	4	5	6	7
	spring / additional	7 <sup>th</sup> choice	7	8	9	10	1	2
#3	fall / winter	3 <sup>rd</sup> choice	3	4	5	6	7	8
	spring / additional	8 <sup>th</sup> choice	8	9	10	1	2	3
#4	fall / winter	4 <sup>th</sup> choice	4	5	6	7	8	9
	spring / additional	9 <sup>th</sup> choice	9	10	1	2	3	4
...	fall / winter	5 <sup>th</sup> choice	5	6	7	8	9	10
	spring / additional	10 <sup>th</sup> choice	10	1	2	3	4	5

A sample selection schedule / rotation chart



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A strong social network for all four seasons.

Each member of Whitewater Village shares our commitment to family and the environment and the result is a wonderful and distinct community that we are proud to be associated with. For coordination between members and with Windmill, we have set up several social networking accounts to allow for the exchange of new ideas and other administrative information relating to the club .



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## Rental Pool

Our rental pool system was created to assist members in renting the weeks they are unable to use. With this voluntary program, members are able to 'deposit' weeks and / or weekends into the Whitewater Village rental inventory to be rented by other members or unique visitors. Your deposited weeks will benefit from our marketing, reservation and housekeeping and if your inventory is rented you can earn revenue even while you're not there.



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## Access to Wilderness Tours Amenities:

Wilderness Tours (WT) is Canada's top river company and a founding member of the Canada River Council, dedicated to safe, professional rafting – and they're our neighbour! The benefits include the use of their pool, hot tubs, basketball court, and rock climbing wall. Special discounts also apply for the WT restaurant, rafting packages, kayak lessons, camp sites, cabin and bike rentals.

Our partnership with WT ensures that a variety of safe and fun activities surround you and your family all year long.



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RCI

As Gold Crown Members of the largest exchange company in the world, you may travel the globe using your Whitewater Village weeks. Members can choose to deposit the weeks they don't plan on using into the rental pool and then choose any destination of your choice to visit.



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	Fractional Ownership	Whole Cottage Ownership	Notes
Purchase Price	\$89,000	\$550,000	Represents an average 4-season, 3-bedroom, waterfront cottage that is less than 15 years old and well maintained in the Ottawa-Gatineau region.
Taxes / Annual Maintenance	\$2,600	\$8,000	
Average Time Spent at Cottage	5 weeks	5 weeks	
Average Time Spent Maintaining Cottage	0	52 hrs / yr.	

Direct Tangible Comparison



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## Testimonials from Whitewater Village Club

### Members:

“With so very much to do in all seasons, it’s hard to imagine being anywhere else. We are so thrilled to have purchased at Whitewater Village – we enjoy being outdoors and then retiring to such a beautiful eco-friendly home. This is indeed part of living our dream!”

**Monica Helm**

‘Our goal in owning a share in a cottage in Whitewater Village was to enjoy a well appointed, comfortable cottage in a beautiful part of the Upper Ottawa Valley and enjoy five weeks of peace and quiet every year without the burden of maintaining it and the worry of keeping it secure whilst not there. The cottage continues to delight us every time we visit... We have found that the close proximity to Wilderness Tours and its facilities provides us with a full range of optional activities on the Ottawa River and which ensures that we are spoilt for choices of things to do when at the cottage.’

**Peter and Verna Scovell**



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# Contact Us

For more information about our project or current pricing or to schedule a tour on-site, please contact Greg at 613-614-0179 or by email at [greg@bluepandarealty.com](mailto:greg@bluepandarealty.com).



**Windmill**  
Development Group Ltd.

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