



In These Gated Communities, Security Personnel Act More Like Concierges

Guards deliver groceries and packages, run errands and help with coronavirus-related requests. 'It's more hospitality-driven than policing.'

Michael and Caitlin Malone live in a 950-acre gated community in Park City, Utah, called Glenwild, where the security staff offer personalized services to residents. LINDSAY SALAZAR FOR THE WALL STREET JOURNAL

By Alina Dizik

April 9, 2020 11:05 am ET



The vacation home of Rose and Nicholas Colonna in Hideaway gated community in La Quinta, Calif., purchased for \$3.35 million in 2016. PHOTO: BARCLAY BUTERA

Dropping by is a thing of the past at the weekend home of Rose and Nicholas Colonna in La Quinta, Calif. Their community has 24-hour security and car patrols outside their six-bedroom, eight-bathroom home. "They know every car on campus," says Ms. Colonna, a 57-year-old homemaker.

The Colonnas live in Hideaway, a 590-acre gated community. They purchased their home in 2016 for about \$3.35 million and spent an additional \$1 million on decor and renovation. They pay \$600 in monthly fees, including security.

In Ms. Colonna's home, the outdoor pool and fire pit allow the family, with three adult children, to enjoy unobstructed views of the golf course. The family also has an outdoor seating space adorned with crystal chandeliers.

"You could never do that if it wasn't private," says their interior designer, Barclay Butera, who is based in Newport Beach, Calif. "You have a lot more confidence in what you can do outdoors."

He estimates that 50% of his clients live in gated communities, up from about 25% some 15 years ago.



The Colonnas have 24-hour security details outside their six-bedroom, eight-bathroom home, which is included in their \$600 monthly homeowner fee. PHOTO: NATHAN SCHRODER/BARCLAY BUTERA

In Hilton Head, S.C., about three-quarters of homes are in gated areas, says local agent Cindy Creamer.

Kim Braswell McPhail owns a home at Wexford Plantation in Hilton Head, with her husband, David McPhail. She says having a gated entrance and marked security cars on patrol give them peace of mind. For that they pay \$1,600 in monthly fees, including other amenities.

Their 7,000-square-foot home, purchased for \$1.6 million in 2012, has a lanai for outdoor entertaining. The two often see the patrols in the evening, when neighbors drive their golf carts to social gatherings around the community. "We might have someone run over a mailbox, but no break-ins," she says.

A FIVE-HOME MALIBU DEVELOPMENT PROVIDES MAXIMUM SECURITY

When Los Angeles developer Scott Gillen bought a Malibu, Calif., lot for \$50 million in 2017, security was at the top of his mind.

His is now offering five homes for sale, from \$70 million to \$125 million, that come with a host of security amenities. The development is set to be completed in 2021.

Security measure will include fire department capabilities with private fire hydrants on site, a 6-foot-tall perimeter wall with heat sensors to detect break-ins and a guard shack with 24-hour security. Each home also has a second gated entrance with additional interior cameras.

"We don't want to invade [the homeowner's] privacy, but we want to offer security," says Mr. Gillen, who estimates homeowner fees, including the security package, at \$5,000 to \$11,000 a month.

The system is meant to be integrated with private security efforts at each home. For example, homeowners can allow guards to access certain interior cameras during travel, or when a nanny or babysitter is present. Each home is equipped with invisible internal panic buttons. In an emergency, homeowners can shut the entire development down to keep people from going in or out, he adds.

One finished home, a 10,700-square-foot oceanfront mansion, went up for sale in February for \$100 million.

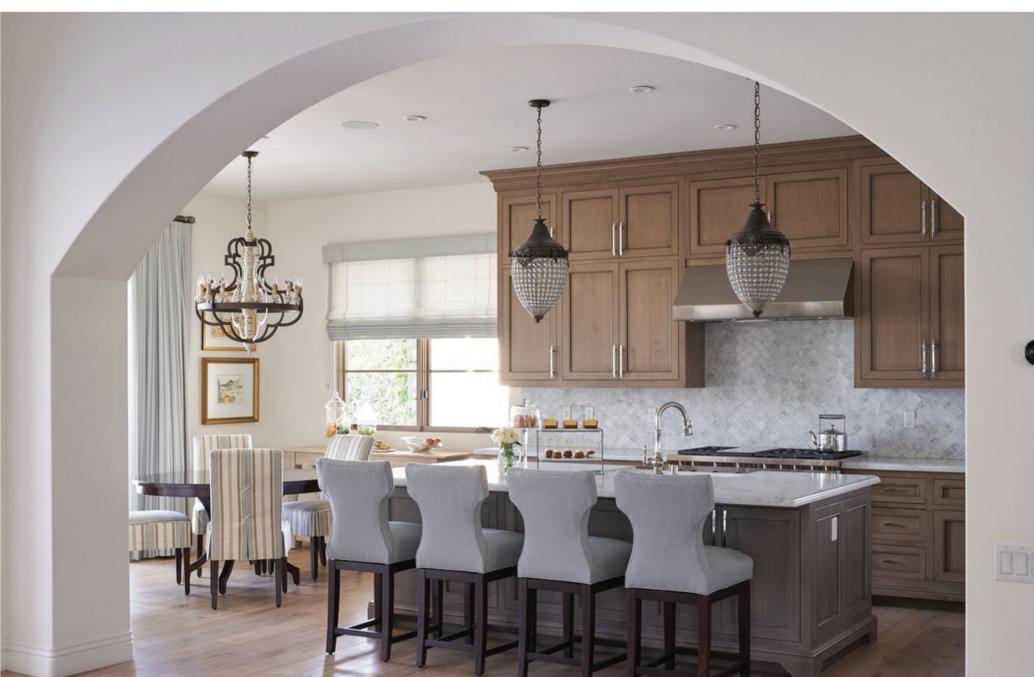
Much of the technology is meant to be invisible to outsiders, says Mr. Gillen, who worked with security firm Gavin de Becker & Associates on specifics. "Nobody should realize you have protection around you," he says.



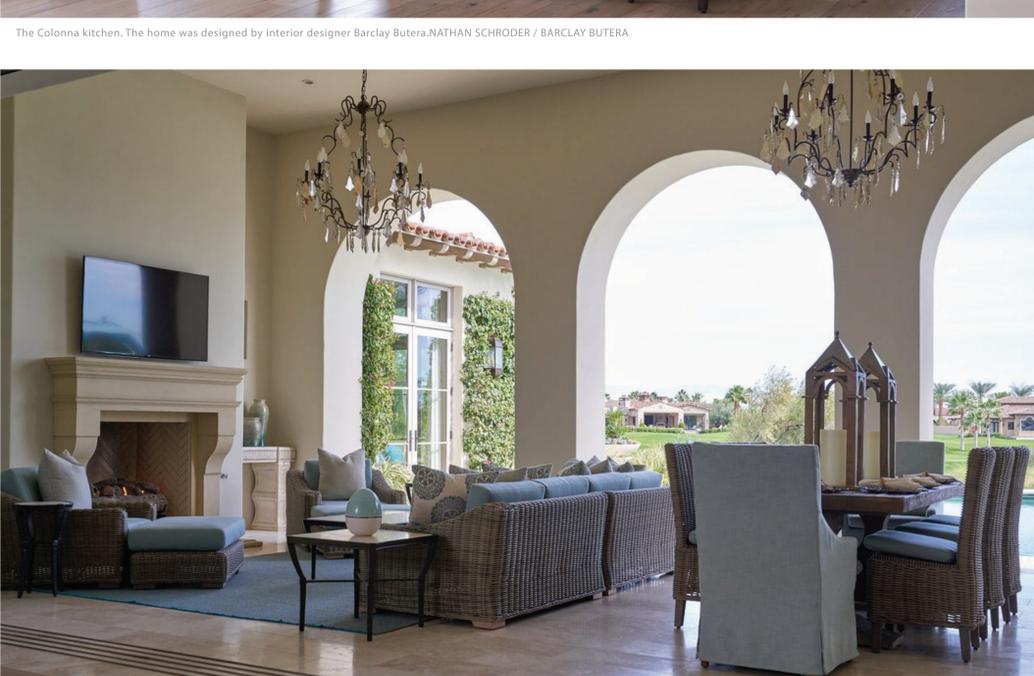
The Colonna weekend home in La Quinta, Calif. has five bedrooms and eight bathrooms. NATHAN SCHRODER / BARCLAY BUTERA



The formal dining room of Rose and Nicholas Colonna. The couple commutes from Los Angeles to the Palm Springs area on weekends. NATHAN SCHRODER / BARCLAY BUTERA



The Colonna kitchen. The home was designed by interior designer Barclay Butera. NATHAN SCHRODER / BARCLAY BUTERA



The indoor-outdoor area at the Colonna home includes a television and chandeliers. NATHAN SCHRODER / BARCLAY BUTERA