



BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM APRIL 2026

Community News

April is here at Barham Villas San Marcos and we're bringing fresh energy to the season. With Padres Opening Day on March 26th kicking things off, there's plenty to look forward to as spring settles in. We're also excited to share that there is space available in our community garden—perfect for those with a green thumb or anyone ready to dig in and grow something new.

April Resident Event

Community Yard Sale - April 25th

It's everyone's favorite time of year — Community Yard Sale at Barham Villas. Join us for a morning of neighborhood fun, great finds, and connecting with your community on April 25th from 8am-12pm. Residents can RSVP for a table by April 10 by emailing barhamvillas@northcoastliving.com. Start clearing out, setting up, and get ready for a great day!

[RSVP HERE!](#)



Pi Day

Press Play for a slice of great memories!

[Reel Recap](#)

What Residents Are Saying

Shannon B.

"Stacy and Jorge are amazing. I've lived at barham villas for almost 13 years with my sickly mother and 3 kids. My kids are adults now and recently my mother past away. I needed to down size Stacy and Jorge made my transition so easy and smooth. All of the staff at barham villas included the maintenance



new my mother and offered such kind words and jumped in and made our transition so welcoming and smooth. I love living here. My daughter who was 6 years old when I first moved in is now going to cal state San Marcos. All three of my kids spent their high schools years using all of the amenities with their friends making their high school years safe and fun. The staff at barham villas have become a part of my family and are always on the job when every something comes up. It is truly a beautiful place to live because of all the staff here. Shot out to all the staff at barham. Thank you for all of your support during this tuff time. I love my new place!"

What do You Love?

This is just a sample of our reviews*

Local Feature

Teri Common Grounds

One of our favorite local spots near Barham Villas. Teri Common Grounds, is more than just an incredible café—it's a true community hub where all profits support the special needs community. Enjoy delicious food sourced from organic local farms, fresh coffee, and a warm, welcoming atmosphere. Join them for live music from 5-7 PM every Friday, Saturday, and Sunday, all-day brunch on weekends, and a special Easter brunch on April 5. Great food, live music, and a mission that gives back make this one of the best cafés in San Marcos.

Best Of North County

Contact the office to be featured in a future newsletter

Live Well

Community Garden



Calling all green thumbs! Our community garden is a shared space for residents to grow, connect, and enjoy the benefits of fresh, homegrown produce. If you've been thinking about starting your own herbs, flowers, or vegetables, now is the perfect time—***there is currently an entire garden box available.***

Residents are welcome to plant directly in the garden beds; we simply ask that you clearly mark the space you've planted seeds so others know it's in use. It's a simple way to keep the garden organized and ensure everyone has room to grow.



Whether you're an experienced gardener or just getting started, we invite you to take part in our pledge to sustainability at [North Coast Living](#).

[Grow Together](#)

Good Friends Make Great Neighbors

Do you know someone looking for a new home? Forward this newsletter and tell them about Barham Villas! ***Refer friends and family to get a \$500 discount on next month's rent when they sign a 6-13 month lease. We also offer a Military Discount of a \$99 security deposit and 1 waived app fee.***

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