



BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM OCTOBER 2026

Community News

With school back in session, Barham Drive is busier than usual. Please allow yourself a little extra time when coming and going, and remember that the speed limit throughout Barham Villas is 5 MPH. Keeping speeds low helps us maintain a safe community for residents, pets, and visitors. Thank you for slowing down and looking out for your neighbors at Barham Villas!

October Resident Event



Barham Pumpkin Patch - October 9th

Fall is coming to Barham Villas! Join us on October 9 from 5:30–7:30 PM for our very own Pumpkin Patch near the community garden. Stop by for hot cocoa, seasonal snacks, and a free pumpkin to take home while supplies last. We'll also have hay bales and fall decorations set up, so feel free to stop by for a festive photo op! The community garden is located on the west side of the property, next to the fence bordering The Avenue. We can't wait to celebrate the season with our Barham Villas community!

[Event Calendar](#)

What Residents Are Saying

Gigi M.

"My daughter, partner, and I lived in Barham Villas for about ten months and absolutely loved it. Stacey and Jorge go above and beyond to keep to community clean, pretty, and make sure everyone's needs are met in a timely manner. They truly care about what they do, and showed us just how much they care when we had an emergency in the apartment that required a release of the lease. They worked quickly to address the issue, kept in communication with us throughout the move out process, and made the otherwise stressful situation go as

smoothly as possible. When renting, you hope there'll be a leasing team behind you that considers themselves in your shoes when bumps in the road arise - Stacey and Jorge do exactly that."

What do You Love?

This is just a sample of our reviews*

Local Feature

San Marcos Deli & Catering



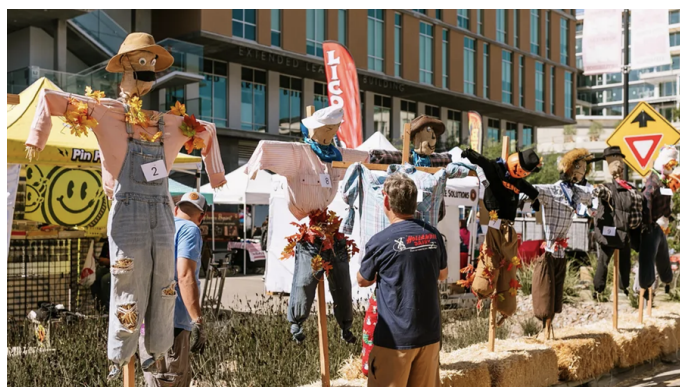
When Stacey recommends it, you know it's good! This month's local favorite is San Marcos Deli & Catering, serving a full breakfast menu all day alongside plenty of deli classics like an italiano sandwich (above ^). Stacey's pick? The Super Club on a croissant. Add it to your list for your next breakfast or lunch out near Barham Villas!

[Order Online](#)

[Contact the office to be featured in a future newsletter](#)

Live Well

San Marcos Harvest Fest



Celebrate the season at the San Marcos Harvest Fest on October 11th, 9 a.m.-5 p.m.! Spend the day exploring 200+ local vendors, enjoying live music across three stages, grabbing bites from food vendors, and checking out carnival rides and activities for the whole family. It's the perfect way to enjoy a fall day right here in San Marcos.

Fall Fun All Day

Pet Of The Month

Casting Call



Calling All Frequent Dog Park Members!

Is your pet ready for their close-up? We are currently looking for new stars to feature in our Pet of the Month. We love celebrating the four-legged (and feathered!) friends that make our community so special in our monthly newsletter.

If you'd like to see your pet featured in an upcoming newsletter, simply let the office know with a cute photo and a fun fact or two (like their favorite treat, a funny quirk, or their "vibe"). Let's make your best friend a local celebrity! Reach out to the team at barhamvillas@northcoastliving.com.

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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