BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM SEPTEMBER 2026

Community News

Back-to-school season is here, the pool is officially OPEN again, and we're excited for a fresh month at Barham Villas! As we settle into September, a few community reminders: tree trimming will take place September 3–4, so please keep an eye out for upcoming flyers and emails with important parking information. And while you're enjoying the pool again, please remember that towels and other items should not be hung over balcony railings. Thank you for helping us keep Barham Villas looking its best, and here's to a great month ahead!

September Resident Event

Community Movie Night - Sept 18th

Family Movie Night is coming Friday, September 18, at the Barham Villas basketball court! We'll be watching Spider-Man once the sun goes down, around 8–8:30 PM. Bring your blankets, get cozy, and enjoy a movie under the stars with your neighbors! We'll have nachos, hot dogs, popcorn, chips, candy, and drinks ready for snacking. We can't wait to see you there!

Event Calendar

Community Tips & Tricks

& Friendly Reminders

A little community care goes a long way! As we head into September, here are a few friendly reminders to help keep Barham Villas safe, clean, and enjoyable for everyone. Please park only in your assigned parking space, and if tandem parking at your garage, make sure your back tires do not extend into the red fire lane. Large furniture and bulky items should never be left at community trash areas—our leasing team is happy to help point you toward the proper disposal options. We also provide complimentary doggy bags throughout the community, so please remember to pick up after your pup. And now that the pool is back open (yay!), please avoid draping wet towels over balcony railings.

Have a question or need help with any of the above? Please reach out to our leasing or management team—we're always happy to help!

Schedule Bulky Item Service

What Residents Are Saying

Steph S.

"I had a great tour with Jorge who assisted me through out the move in process. Jorge answered all of my questions and followed up with me as needed. Super responsive and positive! Maintenance is great and quick to acknowledge work orders. The amenities are nice there's a basketball court, pool, doggy area, and a couple laundry rooms. Parking is great everyone has their own space. The apartment community is very friendly. We definitely enjoy living here "

What do You Love?

This is just a sample of our reviews*

Local Feature

Necessity Coffee

Meet Necessity Coffee, one of San Marcos' newer neighborhood cafés and the perfect stop for a little back-to-school fuel. Their menu is full of fun seasonal drinks, including the New Wave Capp made with house espresso, cherry, cardamom, and your choice of milk, served hot or iced. Paired with a bagel from New Wave and you're ready for the day!

250 N. City Dr., San Marcos
Open daily 7 AM–2 PM

Coffee Addicts Click Here

Contact the office to be featured in a future newsletter

Live Well

Double Peak Challenge

Ready to put your training to the test? The Double Peak Challenge returns Saturday, September 26, inviting runners to experience some of San Marcos' most beautiful trails while climbing toward North County's highest point. Choose the challenging 10K, a 5K Fun Run, or bring the little ones for the Kids Trot. Along the way, enjoy incredible hillside views while supporting the local community—race proceeds benefit Friends of San Marcos Parks & Recreation and the Boys & Girls Club of San Marcos. A great way to get outside, challenge yourself, and give back close to home!

Presale Through 9/23

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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