



BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM FEBRUARY 2026

Community News

get ready for an early spring refresh at Barham Villas! Our upcoming Community Yard event is right around the corner, so now is the perfect time to start decluttering and clearing out what you no longer need. We're also proud to share that Barham Villas San Marcos received an honorable mention in this year's Food Drive Throwdown, donating an incredible 1,340 pounds of food to support families in need. Thank you for being such an engaged and generous community.

February Resident Event

Grab and Go Breakfast - Feb 13th

Join us for a sweet start to your day at Barham Villas! Our Valentine's Breakfast on the Go is happening Friday, February 13, 2026, at the property exit starting at 7:00 AM. Grab a quick breakfast, enjoy a little Valentine's treat, and head out feeling fueled and appreciated. We hope to see you there!

[Event Calendar](#)



Bingo Night

Bingo Night at Barham Villas was a total blast. Everyone brought the energy, the laughs were nonstop, and the competition was real. We gave away an Echo Dot, a Roku Stick, and Starbucks gift cards, and the excitement in the room was contagious.

[What Did I Miss?!](#)



What Residents Are Saying

Ellie S.

"Barham was a great place to live the past year. Everyone was very friendly and Stacy made it really easy and was

very helpful."

[What do You Love?](#)

This is just a sample of our reviews*

Local Feature

Oh My Pâté Café Café

Newly opened and already a 10/10 Oh My Pâté Café is a must-visit in San Marcos and just minutes from home at Barham Villas. Perfectly crunchy bánh mì, standout matcha drinks, and don't even think about skipping the banana cream matcha.

[Worth The Hype](#)

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



Live Well

Annual Food Drive Impact

This year, our communities donated **over 27,000 pounds of food** to our **North Coast Living** Annual Winter Food Drive, helping provide thousands of meals to families in need. What begins as a simple act of giving at our properties becomes real nourishment and meaningful impact, making this one of the most important initiatives we take part in each year. Congratulations to our top contributors by pounds per unit—**The Lark, Kearney Plaza, and The Gossamer**—and special recognition to The Upland, The Margot, and Barham Villas for their outstanding total donations. Thank you to every resident and team member who participated and helped strengthen the communities we call home.

[See the Feature on Instagram](#)



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.**

FOLLOW BARHAM VILLAS ON:

