



BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM JANUARY 2026

Community News

Happy New Year to our Barham Villas residents! We're so excited to kick off another year together and are grateful for the care you bring to our community. As we head into 2026, just a few friendly reminders: please pick up after pets and keep them leashed, avoid leaving trash by front doors, drive slowly through the parking areas, and remember that garage parking in the fire lane is not permitted. Thank you for being such thoughtful neighbors — we're looking forward to a great year ahead together.

January Resident Event

Bingo Night - Jan 16th

Join us for Bingo Night at Barham Villas on January 16 from 6-8 PM as we kick off our first resident event of 2026. Enjoy drinks, prizes, and a fun evening of mingling with neighbors. Don't miss this chance to start the year with connection and community!

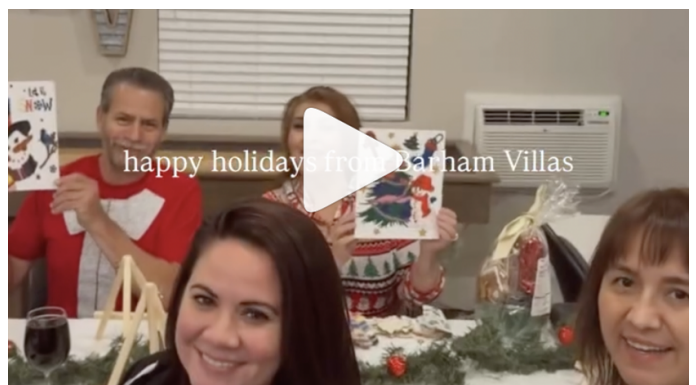
[Event Calendar](#)



Paint & Sip

Our Paint & Sip: Holiday Edition (Round Two!) at Barham Villas was the perfect festive send-off to the year. With such an amazing response the first time, we brought it back — and once again residents of all ages joined in to sip, paint, and connect. From overflowing charcuterie boards and croissant sandwiches to festive drinks, hot cocoa, and a cookie bar, the evening was full of creativity, laughter, and holiday cheer.

[See What You Missed!](#)



What Residents Are Saying

Aaron L.

"I had been looking for an apartment for months. It was one the hardest times in my life, divorce, had a kid I needed to get close to CSUSM. No one wanted to work with me then I applied for Barham villas. My man Jorge is an allstar, he worked diligently to get me into what I needed. Then we had a hiccup where I almost didn't initiate the lease because of unforeseen circumstances. Then the next day I was able to go back even though I did that last minute, the manager Stacey jumped though hoops to get me reapproved and in an apartment. I am more than happy with my apartment the rooms are huge bigger than most houses. Th fact I can pay my utilities when I pay my rent is great. The complex is beautiful with a lot in amenities. Don't be put off by the price, please believe me it is worth it."

What do You Love?

This is just a sample of our reviews*

Local Feature

One More Bite Dumpling House

One More Bite Dumpling House has become a go-to spot for authentic Chinese comfort food right in our neighborhood. From their handmade dumplings and dim sum menu to savory noodles and flavorful dishes, everything we tried had the perfect texture and bold, satisfying flavor. A great find for anyone craving traditional Asian cuisine close to home at 803 S Twin Oaks Valley Rd, San Marcos.

Your Taste Buds Will Thank You!

Contact the office to be featured in a future newsletter



Live Well

And The Winner Is...

The Annual Food Drive has wrapped up, and we're thrilled to celebrate the winners of our company-wide Food Drive Display Contest! We earned **Most Creative** with our *Super Food Drive*, while Link Seattle took **Best Overall** with their *Hogwarts Polar Express* (pictured above), and Marlowe Chicago won **Best Holiday Theme** with *Classy Grinch*. Be sure to check out the **North Coast Living Instagram** to see all of the winning displays, and stay tuned as we share the total amount of food donated across our communities in early 2026.

We Won, We Won!



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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