



BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM MAY 2026

Community News

Welcome to May at Barham Villas. As we head into moving season, we want to keep our community looking its best for everyone, so please remember that bulky items like furniture cannot be placed in the trash receptacles and to contact the office for proper disposal options. We also appreciate residents picking up after their pets, with doggy bags provided throughout the property for convenience. Thank you for helping keep Barham Villas clean and welcoming for all.

May Resident Event



May Event Coming Soon...

Something fun is coming this May at Barham Villas—stay tuned for details. Have an event you'd love to see? We'd love to hear it—email us at barhamvillas@northcoastliving.com and help us plan what's next!

[Event Calendar](#)

Thanks For Joining Us Last Month

Garage Sale



Our community garage sale was a great success despite the weather. Residents and community members came out to shop, connect, and turn pre-loved items into new finds. Thank you to everyone who participated and helped make it such a fun event.

[Stay Connected](#)

What Residents Are Saying

Deborah M.

"My daughter and her roommates have lived at Barham for the past year, feeling comfortable and safe. Everyone is pleasant and friendly with a nice sense on community. The manager, Stacey, is especially helpful and has a kind heart towards college students."

[What do You Love?](#)

This is just a sample of our reviews*

Local Feature

Mama Kats



A San Marcos staple with a story behind it. Mama Kat's Restaurant and Pie Shop was named in honor of the founder's mother. After entering the restaurant business in 1993 and working alongside her, he always knew one day he'd open a place in her name. In 2005, that vision began to take shape with the purchase of Grandpa Allen's Family Restaurant—eventually becoming the Mama Kat's locals know and love today. With a brand new location

opening any day now, it's the perfect time to stop by and experience a true neighborhood favorite.

Breakfast Staple

Contact the office to be featured in a future newsletter

Live Well

Mental Health Awareness Month



Disconnect to Reconnect. May is Mental Health Awareness Month—a reminder to protect your peace in a constantly connected world. Living at Barham Villas, you're just minutes from nature, making it easy to unplug and reset. Try setting your phone to airplane mode after hours, enjoying tech-free time outdoors, or starting your mornings without screens. Small moments of disconnection can go a long way in helping you feel more grounded and centered.

Find Your Calm

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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