



BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM AUGUST 2026

Community News

Summer means more time outdoors, and we love seeing our four-legged residents enjoying the community! As a friendly reminder, please remember to pick up after your pup during walks and dispose of waste bags in one of the many pet waste stations and trash bins located throughout Barham Villas. Thank you for helping keep our community clean, beautiful, and enjoyable for everyone.

August Resident Event



Casino Night

The stakes just got higher! Barham Villas' first-ever Casino Night has been moved to this month, and we can't wait to shuffle the cards, make some deals, and see who walks away a winner! Join us for an evening of casino-style games, delicious food, refreshing drinks, and great company with your neighbors. Stay tuned—we'll be sharing the new event date soon. See you at the tables!

[Event Calendar](#)

Community Tips & Tricks

Moving Out?



As moving season continues, please help us keep Barham Villas clean by disposing of large items properly. Furniture and other bulky items may not be placed in the community trash receptacles. For large-item disposal, residents can schedule a curbside bulky item pickup through [EDCO](#). Thank you for doing your part to keep our community clean, safe, and welcoming for everyone!

[Schedule Service](#)

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

Cava



Fresh, flavorful, and rooted in centuries of Mediterranean tradition, CAVA is one of our favorite nearby spots for a healthy meal. Build your own grain bowl, salad, or pita with high-quality ingredients, vibrant flavors, and nourishing toppings. Our go-to? The classic Greek Salad—fresh, satisfying, and packed with flavor.

573 Grand Avenue, San Marcos, CA 92078

Eating Well Made Easy

Contact the office to be featured in a future newsletter

Live Well

FREE Super Girl Surf Festival



Celebrate 20 years of the Super Girl Surf Festival at the Oceanside Pier Amphitheater August 21-23. Known as the world's largest female surf competition and lifestyle event, the festival brings together incredible athletes, music,

and community. Residents can enjoy free concerts featuring artists like Iration, plus a weekend filled with beachside fun and entertainment. Concert admission is free, but pre-registration is required to receive a ticket for amphitheater access.

[Get The Full Lineup!](#)

Where To Cool Off?



We know many of you have been looking forward to spending the summer by the pool (us too), and we're truly sorry for the extended closure. We understand how disappointing it is to be without this amenity during the hottest months of the year, and we appreciate your patience more than we can say.

The reopening remains pending County approval, and while this portion of the process is unfortunately outside of our control, we have recently received encouraging updates that the required paperwork is moving forward. While we don't have a reopening date to share just yet, please know we are following up regularly and will notify residents as soon as we receive approval.

In the meantime, if you're looking to cool off nearby, the City of San Marcos offers public recreation swim at Las Posas Park Pool (1387 W. Borden Rd.) and Woodland Park Pool (671 Woodland Pkwy.). Both are open to the public with \$4 recreation swim admission during the summer (now cashless!). We hope these local facilities help make the rest of your summer a little brighter while we work toward welcoming everyone back to our own pool.

Thank you for your continued patience and understanding. We can't wait to celebrate the reopening with you.

[Local Pools](#)

Pet Of The Month

Casting Call



Calling All Furry (& Furless) Residents!

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 barham@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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