



BARHAM VILLAS
570 EAST BARHAM DRIVE
SAN MARCOS, CA 92078

BARHAM SEPTEMBER 2025

Community News

just a friendly heads-up! Tree trimming will be taking place September 2nd-4th. Notices will be sent out property-wide so you'll know when to move your car and help us make this process smooth for everyone. Thank you for helping us keep our community looking its best!

September Resident Event

Resident Basketball Tournament - Sept 20th

We're excited to host our very first resident basketball tournament on Saturday, September 20, from 11 AM - 2 PM at the Barham Villas court!

Residents can sign up by emailing barhamvillas@northcoastliving.com or stopping by the leasing office. Once we have enough players, teams will be assigned at random—a fun way to meet new neighbors while enjoying some friendly competition.



The winning team will receive gift cards, and we'll have drinks, snacks, and music to keep the energy high. Don't miss it!

All Levels Welcome!

Barham Villas Ice Cream Truck

Back by popular demand, our Ice Cream Truck returned on **Friday, August 29th!** Residents enjoyed sweet treats while our team cruised through the community on the golf cart. It was a fun, refreshing afternoon for everyone, and we loved seeing so many neighbors come together to cool off and connect.



What Residents Are Saying

Jennifer L.

"My husband and I have lived here for a month so far, and it feels so much like home! The community amenities are hard to beat. Other residents are pleasant, considerate, and easygoing. There are lots of resident dogs and cats, so it's perfect for animal lovers. Lots of families and kids as well. Our apartment was clean upon move-in, and property staff addressed any issues immediately. Stacey, the office manager, is fun and easy to talk to. She is incredibly understanding and was flexible when we asked for a tour. I can tell she cares about people. Plus, she gives good advice and restaurant recommendations!"

What do You Love?

This is just a sample of our reviews*

Local Feature

Thai Thai San Marcos

Craving authentic Thai cuisine? Our team recommends Thai Thai San Marcos—a local favorite you won't want to miss! Be sure to try their Mango Sticky Rice, a sweet finish to any meal. Check out the full menu below and plan your visit!

My Thai-type of Meal

Contact the office to be featured in a future newsletter



Live Well

North Coast Makes an Impact

Our annual Summer Food Drive was an incredible success thanks to the generosity of our residents and teams. Together, we raised \$6,990 in donations, which converts to 23,300 pounds of food for families in need. With North Coast Living's matching contribution, that total doubles to 46,600 pounds of food. Add this to the 85,892 pounds donated in past years, and we've now reached a **remarkable 132,492 pounds of food given to our communities**. Congratulations to this year's top properties: Kearney Plaza (1st place), Vilara (2nd place), and Barham Villas (3rd place). These drives may only last a season, but the impact they make is long-lasting—feeding entire cities and supporting vital community systems.



[Making an Impact](#)

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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